Karen Johnson Davidson County
Batch# 544856 AFFIDAVITH
01/04/2021 03:59:13 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210104-0000986

AFFIDAVIT OF HEIRSHIP IN FURTHERANCE OF TITLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of December, 2020, personally appeared Harris A. Gilbert, hereinafter referred to as the "Affiant", and after first being duly sworn, did hereby state and affirm as follows to the best of his knowledge, information and belief:

1. The Affiant is over eighteen (18) years of age and is a resident of Davidson County, Tennessee. He is an attorney with Wyatt, Tarrant & Combs, LLP in Nashville and resides at 500 Elmington Avenue, Apartment 330, Nashville, Tennessee 37205.

2. This Affidavit is being given in furtherance of title to real property known as 33 Middleboro Court, Nashville, Tennessee 3721, and further described in **Exhibit A**, attached and incorporated by reference (hereinafter the "Property"). The Property was previously owned by Sallie Read Hicks.

3. The Affiant was personally acquainted with Sallie Read Hicks, the deceased (referred to hereinafter as the "Decedent") during her lifetime, and is familiar with the Decedent's family history in part through personal knowledge and in part by reason of representing her Estate in the probate proceedings that are currently pending before the Seventh Circuit Court for Davidson County, Tennessee (Case No. 19P1421; hereinafter the "Probate Proceedings").

4. Ms. Hicks died testate on July 13, 2019, and her Last Will and Testament was submitted for probate in the above-referenced Probate Proceedings.

5. A true and exact copy of Ms. Hicks' Last Will and Testament, along with a Codicil thereto (the Last Will and Testament and the Codicil being referred to collectively as the "Last Will and Testament") was submitted for probate in the Probate Proceedings.

6. The residuary beneficiaries under the Last Will and Testament of Ms. Hicks are (i) her six children, (ii) her twelve (12) grandchildren, provided, however that the interests of three (3) of

the grandchildren are held in trusts established in the Last Will and Testament and separately documented thereafter; and (iii) the trusts established in the Last Will and Testament for each of her twelve (12) great grandchildren and documented separately thereafter. The names of the children, grandchildren and great grandchildren, as well as the trusts involved, are identified in the Chart prepared by George Hicks, Jr., one of the sons of the Decedent, attached hereto as Exhibit B and incorporated by reference. A box around the name of a grandchild or great grandchild indicates that their bequest under the Last Will and Testament is held in trust.

7. All of the children and grandchildren receiving direct bequests under the Last Will and Testament, as opposed to having their bequest transferred into a trust, are over eighteen (18) years of age.

8. This Affidavit is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiant acknowledges that his execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that his Affidavit is not made for any fraudulent purpose. The Affiant is a disinterested party with respect to the Estate of Sallie Read Hicks and is not receiving any bequest under her Will.

9. The Affiant acknowledges that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

[Signature Continued on Following Page]

[Signature Page to Affidavit of Heirship]

FURTHER, AFFIANT SAITH NOT.

HARRIS A. GILBERT, ESQ.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 31st DAY OF DECEMBER, 2020.

NOTARY PUBLIC

My Commission Expires: March 8, 2022

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

100420354.1

EXHIBIT A
(Property Description)

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of 3rd Revision Middleton, of record in Plat Book 6900, Page 900, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sallie Hicks, unmarried, by Warranty Deed from Susan Thetford, unmarried, of record in Instrument No. 20061117-0142828, Register's Office for Davidson County, Tennessee, dated November 14, 2006 and recorded on November 17, 2006. The said Sallie Hicks died on July 13, 2019 and her Will was entered into Probate in Case No. 19P1421 in the Seventh Circuit for Davidson County, Tennessee, Probate Division. Sallie Read Hicks and Sallie Hicks are one and the same person.

SRH Estate Beneficiaries

1 = Beneficiary

		First	Last	Address			
1	child	Judy Hicks	Ison	3908 Parkman Dr.	Columbia	SC	29206
1	grand-child/co-trustee	Jennifer Ison	Cooke	1321 Palmer Rd.	Columbia	SC	29205
	spouse/co-trustee	Matthew Frederick	"	"	"	"	"
1	great gr child	Julia Claire	Cooke	1321 Palmer Rd.	Columbia	SC	29205
1	child	Cathy Hicks	Obolensky	6 Middleton Park Lane	Nashville	TN	37215
1	grand-child/co-trustee	Natalya Obolensky	Davis	251 Pineland Rd.	Atlanta	GA	30342
	spouse/co-trustee	Aaron Walker	"	"	"	"	"
1	great gr child	India Jane	Davis	251 Pineland Rd.	Atlanta	GA	30342
1	great gr child	Alexander Willing	Davis	251 Pineland Rd.	Atlanta	GA	30342
1	great gr child	Nicholas Walker	Davis	251 Pineland Rd.	Atlanta	GA	30342
1	grand-child	Octavia Obolensky	Melly	8 Oval Ave	Riverside	CT	06878
1	child	Sallie Hicks	Talley	3367 Sweeney Hollow Rd.	Franklin	TN	37064
1	grand-child/co-trustee	Jason Allen	Talley	3502 Belmont Blvd.	Nashville	TN	37215
	spouse/co-trustee	Amy Leigh	"	"	"	"	"
1	great gr child	Sebastian James	Talley	3502 Belmont Blvd.	Nashville	TN	37215
1	great gr child	Christian Isaac	Talley	3502 Belmont Blvd.	Nashville	TN	37215
1	grand-child/co-trustee	Christopher Read	Talley	2505 Oakland Ave.	Nashville	TN	37212
	spouse/co-trustee	Rae Danielle	"	"	"	"	"
1	great gr child	Reagan Hicks	Talley	2505 Oakland Ave.	Nashville	TN	37212
1	grand-child	Sarah Talley	Roos	160 Kenner Ave.	Nashville	TN	37205
	spouse/co-trustee	Zachary Michael	"	"	"	"	"
1	great gr child	Virginia Read	Roos	160 Kenner Ave.	Nashville	TN	37205
1	great gr child	Grey Wylder	Roos	160 Kenner Ave.	Nashville	TN	37205
1	child	George Thomas	Hicks	4509 Alcott Dr.	Nashville	TN	37215
	spouse/co-trustee	Susanne Loftis	"	"	"	"	"
1	grand-child	Thomas Ervin	Hicks	4509 Alcott Dr.	Nashville	TN	37215
1	child/trustee	Susan Hicks	Thetford	244 Hearthstone Manor Dr	Brentwood	TN	37027
1	grand-child	Sallie Thetford	Bohlen	244 Hearthstone Manor Dr	Brentwood	TN	37027
1	grand-child	John Overton	Thetford	737 Georgetown Dr	Nashville	TN	37205
	spouse/co-trustee	Sarah Stringfellow	"	"	"	"	"
1	great gr child	Sophia Delores	Thetford	737 Georgetown Dr	Nashville	TN	37205
1	great gr child	Robert Overton	Thetford	737 Georgetown Dr	Nashville	TN	37205
1	child/trustee	Robin Hicks	Owens	1345 Sugar Maple Lane	Lexington	KY	40511
1	grand-child	Gustav Carlisle	Dahl	1345 Sugar Maple Lane	Lexington	KY	40511
1	grand-child	McClain	Porter	300 E. Main St., Ste. 210	Lexington	KY	40507
1	grand-child	Rachael Porter	Lodge	5521 Brookshire Drive	Nashville	TN	37211
	spouse/co-trustee	Richard Matthew	"	"	"	"	"
1	great gr child	John Richard	Lodge	806 Forest Acres Dr.	Nashville	TN	37220

30 Beneficiaries

15 Trusts

tabbies

EXHIBIT B