Karen Johnson Davidson County
Batch# 558599 AFFIDAVITH
01/21/2021 01:58:31 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210121-0009329

THIS INSTRUMENT PREPARED BY:
Zale Dowlen #026816
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Goodlettsville, Tennessee 37070
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(615) 497-0763
@ZaleDowlen

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Undersigned Affiants, after being first duly sworn, hereby makes oath and states as follows:

1. Affiants are adults, competent to make the following statements, and personally familiar with MATTIE LOUISE DOBBINS, the deceased, and her family.
2. Affiants are all citizens and residents of Tennessee.
3. Affiants are the children of MATTIE LOUISE DOBBINS and were personally acquainted her their entire lives.
4. The real property for which this Affidavit relates is described on the attached Exhibit A.
5. MATTIE LOUISE DOBBINS passed away on or about February 28th 2007.
6. MATTIE LOUISE DOBBINS was a widower and was only listed owner on the property.
7. The following are the only persons ever born to or adopted by the deceased: LINDA CLAYBROOKS, VICTOR APPLETON, RICKY APPLETON, TRINA SIMMONS, MARION REED, HENRY DOBBINS and TAWANNA DOBBINS.
8. The deceased left a Will. It is attached.
9. This Affidavit of Heirship is freely given pursuant to Tennessee Code Annotated § 30-2-712 et. seq., to help establish and reflect the heirship and ownership with respect to the foregoing property or elsewhere.
10. All tax bills should be sent to: **TAWANNA DOBBINS, 1620 Riverside Drive, Nashville, Tennessee, 37216.**
11. I have been advised of the penalties for giving false statements on this affidavit pursuant Tennessee Code Annotated § 30-2-712 (f) which states:

Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

FURTHER AFFIANTS SAITH NOT.

ADRIENNE P. BOWLING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Linda Claybrooks

LINDA CLAYBROOKS
1908 Grants Pass
Madison, Tennessee

Sworn to and subscribed before me, this 13th day of December, 2020.

Adrienne P. Bowling
Notary Public

My Commission Expires: 07-03-2023

Victor Appleton

VICTOR APPLETON
2320 Hickory Drive
Springfield, Tennessee

Sworn to and subscribed before me, this 13th day of December, 2020.

Adrienne P. Bowling
Notary Public

My Commission Expires: 07-03-2023

ADRIENNE P. BOWLING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RICKY APPLETON
1620 Riverside Drive
Nashville, Tennessee

Sworn to and subscribed before me, this 13th day of December, 2020.

Notary Public

My Commission Expires: 07-03-2023

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRINA APPLETON
1620 Riverside Drive
Nashville, Tennessee

Sworn to and subscribed before me, this 13th day of December, 2020.

Notary Public

My Commission Expires: 07-03-2023

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MARION APPLETON-REED
107 Overlook Drive
Hendersonville, Tennessee

Sworn to and subscribed before me, this 1st day of December, 2020.

Notary Public

My Commission Expires: 11/26/2021

NATHAN ZALE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

HENRY DOBBINS
277 Donna Hill Drive
Nashville, Tennessee

Sworn to and subscribed before me, this 13th day of December, 2020

Notary Public

My Commission Expires: 07-03-2023

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TAWANNA DOBBINS
1620 Riverside Drive
Nashville, Tennessee

Sworn to and subscribed before me, this 13th day of December, 2020

Notary Public

My Commission Expires: 07-03-2023

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 11 on the Map of Porter Road Subdivision of Lots 2-7 inclusive on the Shinkle Subdivision, as of record in Book 843, page 38, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 50 feet on the westerly side of Riverside Drive (formerly Boulevard) and runs back 151 feet on the northerly line and 151.6 feet on the southerly line to a dead line, measuring 50 feet thereon.

BEING the same property conveyed to Mattie Lou Dobbins by Cash Deed of record in Book 4802, pages 286 and 287, Register's Office for Davidson County, Tennessee.

ADRIENNE P. BOWLING
DAVIDSON COUNTY

LAST WILL AND TESTAMENT

OF

MATTIE LOUISE DOBBINS

That I, **MATTIE LOUISE DOBBINS**, of 1620 Riverside Drive, Nashville, Davidson County, Tennessee, being of sound and disposing mind and memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby revoking all former Wills and codicils by me heretofore made.

PAYMENT OF ALL DEBTS AND TAXES

I hereby direct that all my just debts and funeral expenses be paid out of my estate as soon as is practicable after my demise.

BEQUEST OF TANGIBLE PERSONAL PROPERTY

I give, devise and bequeath to my children, **LINDA CLAYBROOKS, VICTOR APPLETON, RICKY APPLETON, TRINA SIMMONS, MARION REED, HENRY DOBBINS and TAWANNA DOBBINS** all my personal property and effects, including any vehicles and household furnishings, to be divided between them as they so choose.

I specifically direct that no household furnishings are to be removed from the home located at 1620 Riverside Drive, Nashville, Tennessee, as long as either of my children live there.

BEQUEST OF REAL PROPERTY

I give, devise and bequeath to my children, **LINDA CLAYBROOKS, VICTOR APPLETON, RICKY APPLETON, TRINA SIMMONS, MARION REED, HENRY DOBBINS and TAWANNA DOBBINS** all interest in whatever realty that I may own at the time

of my demise, including the property located at 1620 Riverside Drive, Nashville, Davidson County, Tennessee.

I hereby give a lifetime estate in the property located at 1620 Riverside Drive, Nashville, Davidson County, Tennessee to my children, **RICKY APPLETON and TAWANNA DOBBINS** as long as either lives there. If the children choose not to reside in the property, then I direct that the property be sold and the proceeds divided equally between my children, **LINDA CLAYBROOKS, VICTOR APPLETON, RICKY APPLETON, TRINA SIMMONS, MARION REED, HENRY DOBBINS and TAWANNA DOBBINS** in equal shares.

LIFE INSURANCE

To certain named beneficiaries, I give and bequeath all my insurance proceeds.

BANK ACCOUNTS

I give, devise and bequeath to my daughter, **TAWANNA DOBBINS** any savings accounts, checking accounts, safe deposit boxes or other trust accounts, stocks, bonds, etc. of monetary value.

RESIDUARY ESTATE

All the rest, residue and remainder of my estate of nature and wherever so situated, I give, devise and bequeath to my children, **LINDA CLAYBROOKS, VICTOR APPLETON, RICKY APPLETON, TRINA SIMMONS, MARION REED, HENRY DOBBINS and TAWANNA DOBBINS**, in equal shares.

APPOINTMENT OF EXECUTOR

I nominate and appoint my daughter, **LINDA CLAYBROOKS,** to be **EXECUTRIX** of this my LAST WILL and TESTAMENT, and request that no bond nor inventory be required of her insomuch as the same is not necessary. Should she be unable to serve, I name, nominate and appoint my son, **VICTOR APPLETON**, to be **EXECUTOR** of this my LAST WILL and TESTAMENT, and request that no bond nor inventory be required of him insomuch as the same is not necessary.

M.D.

AFFIDAVIT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

LAST WILL AND TESTAMENT OF
MATTIE LOUISE DOBBINS

The undersigned, who are witnesses to the LAST WILL AND TESTAMENT of the above Testatrix, to which this affidavit is attached, being duly sworn according to the law, make oath as follows:

1. That each of us is an adult resident of Nashville, Davidson County, Tennessee and that we are witnesses to a LAST WILL AND TESTAMENT executed by **MATTIE LOUISE DOBBINS** on the 20th day of FEBRUARY, 2001, at Nashville, Tennessee.

2. That the Testatrix declared the above dated instrument to be her Last Will and Testament and requested that each of us be witnesses thereto. That the Testatrix signed the Last Will in the presence of each of us and that we, in her presence and in the presence of each other, signed the said Will. We signed the said Will as witnesses on the date and at the place indicated above.

3. That at the time of execution of said Will, each of us are of the opinion that the Testatrix was of sound mind and was over eighteen years of age.

4. This affidavit is executed on this 20th day of FEBRUARY, 2001, in accordance with Tennessee Code Annotated 32-2-110.

William K. Stone

Betty Cheney

Sworn to and subscribed before me this
20th day of FEBRUARY, 2001.

NOTARY PUBLIC
My Commission Expires: 7/28/2001

W.K.S.

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of FEBRUARY, 2001, and do publish and declare this as my LAST WILL AND TESTAMENT, in the presence of each and all of subscribing witnesses whom I have requested to act as such by signing their names as attesting witnesses in our presence and in the presence of each other, and by signing the attached affidavit pursuant to the provisions of T.C.A. 32-2-110.

Mattie L. Dobbins
MATTIE LOUISE DOBBINS

Signed by the above as her LAST WILL AND TESTAMENT in the presence of us, who through her request, and in her presence, in the presence of each other, have hereunto subscribed our names as witnesses this 20th day of FEBRUARY, 2001.

WITNESSES:

William A. [illegible] RESIDING AT 427 Chimney Top A
Antioch, TN 37013

Betty Cheney RESIDING AT 1307-B Lischey Ave.
Nashville, TN 37207