Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP IN FURTHERANCE OF TITLE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22 day of February, 2021 personally appeared Connie Pilkinton, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Davidson County, Tennessee, residing at 7980 Boone Trace Nashville, TN 37221.

2. That Affiant was personally acquainted with Steven W. Russell, deceased, hereinafter referred to as Decedent, during the Decedent's lifetime, and is familiar with Decedent's family history by reason of the following: Affiant is married to Decedent's first cousin and has known the family for 40+ years.

3. That Decedent died on July 16th, 2016 and was at the time a resident of Hamilton County residing at 926 Olsen Avenue Signal Mountain, TN 37377. Decedent did have a will but will was not probated, will is attached here as "Exhibit A".

4. That Decedent was survived by the following persons (*please include name and address*) If the answer is NONE, state "NONE":

Karen Johnson Davidson County
Batch# 594502 AFFIDAVITH
03/18/2021 09:45:24 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20210318-0035880

I. Surviving Spouse

None

Surviving Children (adopted, legitimate or illegitimate)

a. **Jennifer L.Russell**
127 Deercrest Circle
Franklin, TN 37069

b. **Kaitlyn M.Russell**
1032 43rd Ave N
Nashville, TN 37209

Deceased Children (adopted, deceased, legitimate or illegitimate)

None

Children of Deceased Children (adopted, deceased, legitimate or illegitimate)

None

5. That all persons above named are at least eighteen (18) years of age, except: N/A.

6. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

7. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

FURTHER AFFIANT SAYETH NOT.

Connie Pilkinton
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of Feb, 2021.

(seal)

STEPHEN BISBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/2/24

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie Pilkinton, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of Feb, 2021.

(seal)

STEPHEN BISBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/2/24

"Exhibit A"

LAST WILL AND TESTAMENT OF STEVEN W. RUSSELL

I, STEVEN W. RUSSELL, domiciled in Hamilton County, Tennessee, do make, declare and publish this will, and revoke all wills and codicils which I may have made previously.

1. EXECUTORS

I appoint LISA Z. RUSSELL as executor of my will. If Lisa Z. Russell should fail to qualify or cease to serve, I appoint my daughter, Kaitlyn M. Russell, to serve in her stead. If both Lisa Z. Russell and Kaitlyn M. Russell should fail to qualify or cease to serve, I appoint my brother, Robert M. Russell Jr., to serve in their stead. If at any time there should be no executor serving, then a successor, either an individual or a corporation, may be appointed by my beneficiaries. Any such appointment shall be valid if made by those persons who at the time represent a majority in interest in the estate. Any beneficiary who is a minor or under other legal disability shall be represented in the matter by his parent or, if neither parent is living, by his duly appointed guardian. If a resident of the state of my domicile is required to serve as executor under my will and no resident is serving, I authorize the person named or serving as executor of my will to appoint a resident to serve as co-executor or alone.

2. DEBTS, EXPENSES AND TAXES

I direct my executor to pay all debts that shall be legally owed by me, as well as my funeral expenses, taxes and the expenses of administration of my estate. As to any debt secured by real estate, and except as may be otherwise specifically provided in this will, my executor may, in the executor's sole discretion, either discharge the debt in whole or in part from funds in my estate or let the real estate pass subject to the debt. The directive to pay debts shall

not be construed to require immediate payment of any installment obligation in full or to prevent the extending or renewing of any of my obligations. I direct my executor to pay from my Residuary Estate any and all estate, inheritance and death taxes that shall be imposed and which shall be payable with respect to any devise, legacy or distribution under this will, or that shall be imposed by reason of my death, including such taxes on proceeds of insurance on my life, whether or not the property, transfer or proceeds with respect to which such taxes are levied are a part of my testamentary estate at my death. Part or all of the proceeds of any insurance on my life payable to my executor or my estate may be used for the payment of such debts, expenses and taxes but only if the executor, in the executor's sole discretion, deems such use to be in the best interest of the beneficiaries of my estate; if the executor uses any of such proceeds to pay debts, expenses and taxes, he shall not be required to make pro rata payments on all such claims, but may pay any one or more in whole or in part and refuse to pay any one or more in whole or in part.

3. REAL PROPERTY

If Lisa Z. Russell survives me, I give to her my interest in any real property that I own, including any property rights acquired through my mother's estate, all policies of insurance on said property, and any interest in real property that I may acquire after the signing of this will. If my Lisa Z. Russell does not survive me, I give my interest in any real property to my children, Kaitlyn M. Russell and Jennifer Russell, to be divided fairly in equal one-half (1/2) percentages as my executor deems fit. If Lisa Z. Russell and either or both of my children predecease me, then my children's respective one-half (1/2) shares shall pass to their descendants per stirpes. If any beneficiary under this Item is a minor or under other legal disability at the time of my death, the executor, in the executor's sole discretion, may sell all or any part of such beneficiary's share

and deliver or retain the net proceeds pursuant to the paragraph below entitled "Distributions to persons under legal disability."

4. PERSONAL AND HOUSEHOLD EFFECTS

If Lisa Z. Russell survives me, I give to her my interest in any bank accounts, vehicles, personal belongings, household furniture, family antiques, any funds in checking accounts, investments, and all policies of insurance on any such property. If Lisa Z. Russell does not survive me, I give these items to my children, Kaitlyn M. Russell and Jennifer Russell, to be divided fairly in equal one-half (1/2) percentages as my executor deems fit. If Lisa Z. Russell and either or both of my children predecease me, then my children's respective one-half (1/2) shares shall pass to their descendants per stirpes. If any beneficiary under this Item is a minor or under other legal disability at the time of my death, the executor, in the executor's sole discretion, may sell all or any part of such beneficiary's share and deliver or retain the net proceeds pursuant to the paragraph below entitled "Distributions to persons under legal disability."

5. RESIDUARY ESTATE

5.1. Primary disposition. If Lisa Z. Russell survives me, I give to her my Residuary Estate consisting of all the rest and residue of my estate of every kind and character, wherever situated, and any other property which falls of disposition under the other provisions of this will, and subject to the charges against it provided above in this will. If Lisa Z. Russell does not survive me, I give these items to my children, Kaitlyn M. Russell and Jennifer Russell, to be divided fairly in equal one-half (1/2) percentages as my executor deems fit. If Lisa Z. Russell and either or both of my children predecease me, then my children's respective one-half (1/2) shares shall pass to their descendants per stirpes. If any beneficiary under this Item is a minor

or under other legal disability at the time of my death, the executor, in the executor's sole discretion, may sell all or any part of such beneficiary's share and deliver or retain the net proceeds pursuant to the paragraph below entitled "Distributions to persons under legal disability."

5.2. Contingent disposition. If there is no person otherwise qualified to receive my estate under this item, such property shall pass to those persons and in such shares as my executor deems fit.

6. BENEFICIARIES

Lisa Z. Russell is my former spouse and will take under this will as the primary beneficiary. Kaitlyn M. Russell and Jennifer Russell are my children and are referred as "my children," collectively, or "my daughter," respectively.

7. DISTRIBUTIONS BY EXECUTOR

7.1. Income during administration. During the administration of my estate, the executor is authorized to make distributions of the income of the estate to beneficiaries in the same manner and proportions as might be made if the administration were completed.

7.2. In kind distributions and shares. In making any distribution under this instrument, the executor may make distribution in kind, or partly in kind and partly in money. If distribution is made to more than one beneficiary, the executor may divide any item of property distributed in kind either pro rata or in any other proportion among the beneficiaries, or may distribute any or all of the items of property in whole among the beneficiaries, even if shares

shall be composed differently. Such distributions shall be made by the executor without regard to the income tax basis of specific property allocated to any beneficiary. The judgment of the executor concerning the values for the purpose of such distribution shall be binding and conclusive on all interested parties.

7.3. Distributions to persons under legal disability. (i) With respect to any money or property which is given under this will to a beneficiary who is a minor or under other legal disability, I authorize my executor, in the executor's sole discretion, to pay or deliver all or any part of the money or property to the guardian of the person or property of the beneficiary, or, without the intervention of a guardian, directly to the beneficiary or to the person with whom the beneficiary may reside. In any such case, the executor shall not be required to provide that any bond be posted, and the receipt of any such person to whom money or property is paid or delivered shall discharge the executor, irrespective of the age or other qualifications of such person. Any such distribution to or for a minor may also be made to a custodian for the minor under the Uniform Gifts to Minors Act of any state. (ii) The executor may, instead of making any such distribution, retain all or any part of such money or property in trust for the beneficiary during the remainder of the minority or until such other legal disability has been removed, paying to or for the benefit of the beneficiary such part of the trust's income or principal or both as the executor deems advisable for the proper support, maintenance or education of the beneficiary. In the event of the death of the beneficiary before the disability has been removed, the executor shall distribute the trust principal and any accumulated income to the beneficiary's estate.

8. OFFICE OF THE EXECUTOR

8.1. General powers. In addition to and not in limitation of all common law and statutory authority and all the powers otherwise granted in this will, the executor shall have all

of the powers described in Section 35-50-110 of the Tennessee Code Annotated including subsequently enacted or revised corresponding statutes, subject to the limitation that any property specifically given shall not be sold by the executor without the consent of the beneficiary to whom such property is given.

8.2. Specific power to sell property. The executor is authorized, without the order of any court, to sell and convey any of my real estate and personal property that is not specifically given, at public or private sale without the joinder of any beneficiary and in such manner and upon such terms and for such prices as may seem best. On every sale of real estate, the proceeds are to be deemed and treated as forming part of my personal estate.

8.3. Waiver of bond and reports. Any executor appointed under this will, whether original, successor, domiciliary, or ancillary, shall be permitted to serve without giving bond in any jurisdiction and without filing any inventory, report or settlement with any court.

8.4. Dealing with executor; limit on successor liability. No person dealing with the executor in any capacity shall be bound to inquire into the executor's capacity to act or into the authority for or propriety of any act, or to see to the application or disposition of any money or other property paid, delivered or loaned to the executor. No successor executor shall be responsible for the acts or omissions of any predecessor executor.

9. CREMATION

It is my wish to be cremated and for my ashes to dispersed near the ashes of my mother and my wife, Cindy Mcafee. No urn or special handling of my remains is necessary, but it is my wish that a memorial be held by my survivors and that a bag pipe version of Amazing Grace

and a song version of Waltzing Matilda be played.

IN WITNESS WHEREOF, I have set my hand this 10th day of September, 2014.

STEVEN W. RUSSELL

SIGNED, DECLARED AND PUBLISHED by the said STEVEN W. RUSSELL as and for a last will and testament, in the presence of us, the undersigned, who, at the testator's request and in the sight and presence of each other, have subscribed our names hereto as attesting witnesses the day and date above written.

Name	Address
	6918 Shallowford Rd ste 100 Chattanooga, TN 37421
	6918 Shallowford Rd Ste 100 Chattanooga, TN 37421

AFFIDAVIT PROVING WILL

STATE OF TENNESSEE)

COUNTY OF HAMILTON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared the undersigned whose names are subscribed to the instrument to which this Affidavit is attached, and, being duly sworn, declared to me that, in their sight and presence, STEVEN W. RUSSELL signed, declared and published the instrument to which this Affidavit is affixed or annexed as the testator's will; and requested them to act as witnesses to its execution and to execute this Affidavit; that in the testator's sight and presence and in the sight and presence of each other, each affiant signed the instrument as witness; and that the testator was at that time eighteen (18) years of age or over, was of sound mind and disposing memory, was fully capable of making a will and was under no duress, compulsion or constraint.

Sworn to and subscribed before me

this 10th day of September, 2016.

AMBER E. HOMERT STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public

My commission expires: 08/08/2018