This instrument prepared by:
Sherrard Roe Voigt & Harbison, PLC (CMC)
150 3rd Ave. South, Suite 1100
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 611302 AFFIDAVITH
04/09/2021 11:29:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210409-0047446

Affidavit of Heirship

STATE OF GEORGIA)

COUNTY OF Chatham)

Re: Property described in Instrument No. 20200723-0081053, Register's Office for Davidson County, Tennessee. Map and Parcel 102 13 0 011.00

DICKSON W. HAGAN, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is older than 18 years of age and a resident of the State of Georgia; and resides at the following address: 108 Montclair Blvd., Savannah, Georgia 31419.

2. That Affiant personally knew Richard H. Hagan, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the fact that Affiant was a son of the Decedent, and was personally acquainted with Decedent for a period of more than thirty-three years.

3. That Affiant knew that at the date of death, said Decedent, by and through Outdoor Unlimited, LLC, a Kentucky Limited Liability Company, owned real estate located in Davidson County, Tennessee, more particularly described on the attached **Exhibit A**.

4. That the Decedent died testate on or about January 19, 2021.

5. Decedent's Last Will and Testament was admitted to probate on January 28, 2021, as File No. 21-P-00012 in the District Court for Simpson County, Kentucky, not having been probated in Tennessee. A copy of the Decedent's Last Will and Testament is attached hereto as **Exhibit B**.

6. That the Decedent's sons, Dickson W. Hagan and Richard Neil Hagan, are the sole devisees under the Decedent's Last Will and Testament.

7. That the Decedent was not married at the time of his death.

8. That Decedent had two children born or adopted by him during his lifetime who are: Dickson W. Hagan and Richard Neil Hagan.

9. That the following persons constitute the heirs-at-law of the Decedent at his date of death and as the of date of execution of this Affidavit:

Dickson W. Hagan, 108 Montclair Blvd., Savannah, Georgia 31419.
Richard Neil Hagan, 2600 Dogwood Avenue, Apt. 4, Savannah, Georgia 31404.

10. This Affidavit is freely given pursuant to T.C.A. Sections 30-2-712, et seq., to establish and reflect the heirship with respect to real property, and any improvements thereon, located at 604 Hapwood Drive, Nashville, Tennessee 37205, owned by Outdoor Unlimited, LLC, a Kentucky Limited Liability Company, Richard H. Hagan, sole member.

FURTHER AFFIANT SAITH NOT.

DICKSON W. HAGAN

Sworn to and subscribed before me. This the 4th day of April, 2021.

NOTARY PUBLIC

My commission expires: 03/27/2022

MICHELLE E PEARCE NOTARY PUBLIC COMMISSION EXPIRES MARCH 27, 2022 CHATHAM COUNTY, GEORGIA

202104090047446

EXHIBIT A
To Affidavit of Heirship

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Brook Meade Addition, Section II, as of record in Book 2663, page 59, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Hapwood Drive at the corner of Lots Nos. 26 and 27; thence with the line between said Lots Nos. 26 and 27 southwardly 243.2 feet to a monument in the northern boundary line of Lot No. 28; thence with the line between said Lots Nos. 26 and 28, eastwardly 85 feet; thence North 52° 47' East 80 feet to the southwest corner of Lot No. 25; thence with the line between said Lots Nos. 25 and 26, northwestwardly 282.6 feet to the southerly margin of said Drive; thence with the same, southwestwardly 141.4 feet to the beginning.

Included in the above description but excluded therefrom is the property conveyed to the State of Tennessee by deed from J.B. Downey and Sons, Inc., as of record in Book 3032, page 339, said Register's Office.

Being the same property conveyed Richard H. Hagan by Executor's Deed from Thomas W. Hagan, Jr. and Richard H. Hagan, Co-Executors of the Estate of Jane Haury Hagan, Probate Case No. 18P-639, Davidson County Circuit Court, dated June 11, 2018, of record in Instrument No. 20180612-0056368, Register's Office for Davidson County, Tennessee, said property further conveyed to Outdoor Unlimited, LLC, a Kentucky Limited Liability Company, by Quitclaim Deed from Richard H. Hagan, dated July 20, 2020, of record in Instrument No. 20200723-0081053, Register' Office for Davidson County, Tennessee.

This is improved property known as 604 Hapwood Drive, Nashville, Tennessee 37205.

The legal description is the same as the previous deed of record.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

SIMPSON COUNTY
W29 PG529

AOC - 806 Doc. Code: OWF
Rev. 12-03 01/21/2021 10:38 am
Page 1 of 1 Ver. 1.01
Commonwealth of Kentucky
Court of Justice www.kycourts.net
KRS Chapters 394 and 395

ORDER PROBATING WILL AND APPOINTING EXECUTOR/EXECUTRIX

Case No. 21-P- 12
Court District Probate
County Simpson

IN RE: Estate of Richard Haury Hagan, a/k/a Richard H. Hagan

Decedent's Date of Death: 01/19/2021 SSN: [redacted]9050

The Petition for probate of the Will of the above-named Decedent and for appointment of an Executor/Executrix came on for hearing on January, 2021. The Will was produced in open court and was [✓] self-proved under KRS 394.225 OR [ ] proved by _____.

IT IS THEREFORE ORDERED that the Will be, and it is, hereby admitted to probate as the Last Will and Testament of the Decedent. **IT IS FURTHER ORDERED** that Richard Neil Hagan and Dickson Worthington Hagan with an address of 2600 Dogwood Avenue, Apt. 4, Savannah, GA 31404 and 108 Montclair Blvd., Savannah, GA 31419 be and is, hereby appointed Executor/Executrix of said estate. The Court fixes bond in the sum of $ 1,040,000.00

WHEREUPON said Executor/Executrix took the oath prescribed by law and entered into and acknowledged the above-mentioned bond with [ ] approved Surety OR [✓] Surety having been waived.

Date: January 29, 2021. _____ **Judge**

ENTERED
BETH FISS CLERK
FEB - 3 2021
SIMPSON CIRCUIT COURT
BY _____ D.C.

NOTICE OF ENTRY WAIVED:

_____
Petitioner's OR Attorney's Signature

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY IN THE ABOVE STYLED ACTION AS THE SAME APPEAR OF RECORD IN MY OFFICE THIS 3rd DAY OF Feb, 2021
BETH FISS, CLERK
BY: _____ D.C.

CERTIFICATION

I, _____, Clerk of the _____ Districts Court, do certify this constitutes a true and correct copy of the Order Admitting Will to Probate and Appointing Executor/Executrix, as recorded in my office.

Date: _____, 2____. _____ Clerk

By: _____, D.C.

Distribution:
Original - Court File *(with certified copy of Will)*
Copies - Executor/Executrix
Revenue Cabinet *(Inheritance Tax Section)*
Certified Copy - County Clerk *(with original of Will); Petitioner is responsible for recording fee.*

Last Will and Testament

RICHARD HAURY HAGAN

I, RICHARD HAURY HAGAN, of Franklin, Simpson County, Kentucky, being of sound mind and memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all wills and codicils heretofore made by me.

ARTICLE I

I direct that all of my just debts and funeral expenses, and the costs of suitable monument at my grave, be paid as soon as is practicable after the time of my death.

ARTICLE II

I authorize my co-executors to sell any real estate which I own or have an interest at the time of my death.

ARTICLE III

I currently hold a promissory note from my son DICKSON WORTHINGTON HAGAN, with that promissory note being secured by a mortgage on a house in Chatham County, Georgia. I direct that the balance of principal and interest due on that promissory note shall be paid from the bequests/devises which would otherwise be payable to the said DICKSON WORTHINGTON HAGAN, under the terms of this will. It is my intention that the indebtedness owed by my said son be paid to my estate and deducted from the amounts otherwise due to the said RICHARD NEIL HAGAN.

ARTICLE IV

I give, devise, and bequeath my entire estate, of whatever kind and wheresoever situated, which I may own or have the right to dispose of at the time of my death, equally, to my two sons, RICHARD NEIL HAGAN and DICKSON WORTHINGTON HAGAN, absolutely and in fee simple, provided, however, that the bequest to my son DICKSON WORTHINGTON HAGAN shall be subject to the provisions set forth in Article III, above.

ARTICLE V

I make, nominate, and appoint my sons, RICHARD NEIL HAGAN and DICKSON WORTHINGTON HAGAN, as co-executors of this, my Last Will and Testament. In the event that either of my sons is unable or unwilling to serve in such capacity, then and in that event I direct that the other of them be allowed to serve as sole executor hereof.

RICHARD HAURY HAGAN

ARTICLE VI

I direct that any fiduciary named herein shall be allowed to serve in such capacity without surety on any required fiduciary bond.

IN WITNESS WHEREOF, I have hereunto set my hand at Franklin, Kentucky, on this 8th day of April, 2020.

RICHARD HAURY HAGAN

This instrument, consisting of 2 pages, was on the day of its date signed, published, and declared by RICHARD HAURY HAGAN, to be his Last Will and Testament, in our presence, sight, and hearing, who, at his request, have hereunto subscribed our names as witnesses, in his presence and in the presence of each other.

STATE OF KENTUCKY
COUNTY OF SIMPSON

Before me, the undersigned authority, on this day personally appeared RICHARD HAURY HAGAN, Samuel Dwayne Manning and Jennifer Crafton, known to me to be the testator and the witnesses, respectively, whose names are signed to the foregoing instrument, and, all of these persons being by me first duly sworn, RICHARD HAURY HAGAN, the testator, declared to me and to the witnesses in my presence that the instrument is his Last Will and Testament, and he had willingly signed it and that he executed it as his free and voluntary act for the purposes therein expressed; and each of the witnesses stated to me, in the presence and hearing of the testator, that he/she signed the will as witnesses, and that to the best of his/her knowledge and belief the testator was over 18 years of age, of sound mind and memory, and under no constraint or undue influence.

RICHARD HAURY HAGAN

Subscribed, sworn, and acknowledged before me by RICHARD HAURY HAGAN, the testator, and subscribed and sworn to me by Samuel Dwayne Manning and JenniferCrafton, witnesses, on this 8 day of April, 2020.

My commission expires: 10-25-2022

NOTARY PUBLIC

The above instrument was prepared by ROBERT YOUNG LINK, Attorney at Law, 205 West Kentucky Avenue, Franklin, Kentucky.

RICHARD HAURY HAGAN

Wills\Hagan, Richard

DOCUMENT NO: 1200845
RECORDED:February 04,2021 01:43:00 PM
TOTAL FEES: $47.00
COUNTY CLERK: JOLENE S THURMAN
DEPUTY CLERK: MARLA
COUNTY: SIMPSON COUNTY
BOOK: W29 PAGES: 529 - 531

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 8th day of April, 2021.

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023