Karen Johnson Davidson County
Batch# 673793 AFFIDAVITH
07/09/2021 10:20:11 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210709-0092719

Box 14

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204
File 34823-4

AFFIDAVIT OF HEIRSHIP AND/OR INHERITANCE
(To Evidence Satisfaction of Requirements of Property Inheritance)

RE: 6412 Sugar Maple Lane, Nashville, Davidson County, TN 37221 (the "Property")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, Karen Ann Surber, being first duly sworn, and under penalty of perjury, deposes and says as follows to the best of her knowledge and belief:

1. I am the daughter of Elizabeth Boosheck who died April 26, 2000. The said Elizabeth Boosheck left a Last Will and Testament (collectively the "Will") which has been filed under Probate No. 01-UP6 in the Probate Court Clerk's Office for Davidson County, Tennessee, however, the will was not probated. A copy of the Will is attached hereto as Exhibit A. Pursuant to the terms of the Will, had the Will been probated, the referenced Property was devised to the Trustee of the Elizabeth Boosheck Living Trust U/A/D July 17, 1987 (the "Devisee") as named in the Will.

2. The Will provided for certain special rights and responsibilities as to the Property and my mother's Estate. All rights and responsibility have now merged in my ownership, and I became the Trustee of the Elizabeth Boosheck Trust U/A/D July 17, 1987, and there are no other parties who have any interest in, or responsibilities for, the Property. All financial adjustments or reimbursements described in the Will which are specified to be addressed either at the time of distribution of the assets of the Estate or at the time of any sale or transfer of title to the Property have been made or waived and all of such matters have been fully satisfied and released.

3. My mother was unmarried when she died. During her life, she neither had nor adopted any children other than me. Therefore, I am the sole lineal descendant and heir of my mother. Since I was also the sole beneficiary of the Elizabeth Boosheck Living Trust U/A/D July 17, 1987, it was apparent that there was no compelling need to administer a formal probate of her estate. Accordingly, I proceeded to file the original Will with the Davidson County Probate Court in order to make a permanent record of the existence of the same. I have owned and maintained the Property as my sole and separate property at all times since the date of my mother's death.

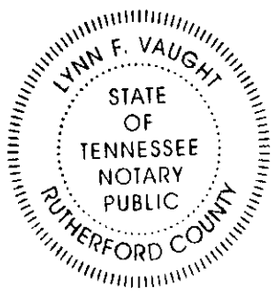
4. This Affidavit has been executed and published to provide an explanation of the administration of the Property under the Will and/or alternatively as to intestate succession. This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Section 30-2-712, *Tennessee Code Annotated*. Any party possessing this affidavit may file the same for recording in the Office of the Register of Deeds for Davidson County, Tennessee.

Executed this 8th day of July, 2021.

Karen Ann Surber
Karen Ann Surber

Sworn to and subscribed before me
this 8th day of July, 2021.

Notary Public
My Commission Expires: 2/20/2023

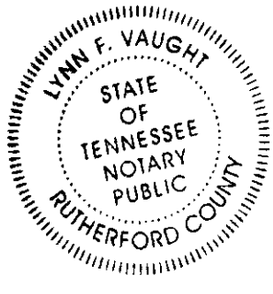


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of July, 2021.

Notary Public
My Commission Expires: 2/20/2023



FILED
2001 JAN 17 AM 9:48
RICHARD R. BROOKER, CLERK
D.C.

EXHIBIT "A"

01UP6
Probate
01-UP6

LAST WILL AND TESTAMENT

OF

ELIZABETH BOOSHECK

I, ELIZABETH BOOSHECK, a resident of Southern California, declare this to be my Will, and I hereby revoke all Wills and Codicils previously made by me.

FIRST:

I am a widow. I have one child:

KAREN ANN SURBER, born 8-4-47

SECOND:

I give the entirety of my estate, both real and personal property, to the trustee, ELIZABETH BOOSHECK under that trust designated as the ELIZABETH BOOSHECK LIVING TRUST established 7-17, 1987, of which I am the settlor, and I am the trustee. I direct that the entirety of my estate, both real and personal property, shall be added to, administered and distributed as part of that trust, according to the terms of the trust and any amendment made to it before my death. To the extent permitted by law, it is not my intent to create a separate trust by this Will or to subject the trust of the property added to it by this Will to the jurisdiction of the probate court except as provided in the trust mentioned above.

THIRD

If the disposition in paragraph 2 is inoperative or is invalid for any reason, or if the trust referred to in paragraph 2 fails or as a result incorporates hereby reference the terms of that trust, as executed on July 17, 1987, by giving effect to any amendments made subsequently, and I bequeath and devise the residue of my estate to the trustee named in the trust as trustee, to be held, administered and distributed as provided in this instrument.

FOURTH:

I appoint KAREN A. SURBER, as Executor of my estate, to serve without bond. If KAREN A. SURBER should fail to qualify or cease to serve, I appoint MADELIENE SUGIMOTO, to serve as Executor, without bond.

FIFTH:

My estate may be administered under the California Independent Administration of Estates Act.

SIXTH:

I authorize the Executor, in the Executor's sole discretion, to retain any property of my estate for as long as the Executor considers appropriate. The Executor shall not be liable for any loss incurred by my estate by retaining any such property.

SEVENTH:

I authorize the Executor to sell all or any part of the real or personal property of my estate, at public or private sales, with or without notice, as the Executor in his/her discretion considers necessary for the proper administration and distribution of my estate. I authorize the Executor to lease all or any part of the real or personal property of my estate on such terms as the Executor considers proper.

EIGHTH:

In distributing my estate or in selecting property to be distributed in the satisfaction of any requests provided by this Will, the Executor shall have absolute discretion to determine what property of my estate shall be allocated to the shares, parts, or bequests to be distributed.

NINTH:

The Trustee of the ELIZABETH BOOSHECK LIVING TRUST is directed by its terms to pay all taxes that may be payable because of my death and to allocate the taxes as provided in the trust. If at the time of my death that trust no longer exists or, if it does still exist that is insufficient to pay the taxes referred to in this paragraph, I direct my Executor to pay the taxes that cannot be paid from the living trust.

TENTH:

Except as otherwise provided in this Will, I have intentionally and with full knowledge omitted to provide for my heirs.

ELEVENTH:

If any beneficiary under this Will in any manner, directly or indirectly, contests this Will or any of its provisions, any share of interest in my estate given to that contesting beneficiary and to this Will is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased me.

TWELFTH:

Except when the context in this Will requires otherwise, singular includes the plural, and the masculine gender includes the feminine and neuter.

THIRTEENTH:

If any provision of this Will is unenforceable, the remaining provisions shall remain in full effect.

Signed on July 17, 1987, at Torrance, California.

Elizabeth Boosheck
ELIZABETH BOOSHECK

On that date written below ELIZABETH BOOSHECK declared to us, the undersigned, that this instrument consisting of 5 pages, including the page signed by us as witnesses, was her

Will and she requested us to act as witnesses to it. She thereupon signed this Will in our presence, all of us being present at the same time. We now at her request, in her presence and in the presence of each other, subscribe our names as witnesses. It is our belief that she is of sound mind and memory and is under no constraint or undue influence whatsoever.

We declare under penalty of perjury that the foregoing is true and correct and that this Declaration was executed on July 17, 1987, at Torrance, California.

Alda Luisa Varela

Residing at 3649 GARNET #222 TORR. CA 90503

Maura A. Nicolas

Residing at 923 E. Kenton St. Carson Ca. 90745

(Individual)

STATE OF CALIFORNIA } ss.
COUNTY OF Los Angeles

GLENDALE FEDERAL
SAVINGS AND LOAN ASSOCIATION

On July 17, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared ELIZABETH BOOSTROCK

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name subscribed to this instrument and acknowledged that SHE executed it

WITNESS my hand and official seal.

Signature Rene Trinidad Almeda

OFFICIAL SEAL
RENE TRINIDAD ALMEDA
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires August 28 1990

(This area for official notarial seal)

GFS FORM 1251 (L 8/82)

5