This Instrument Prepared by:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File: 1-12812-DJ

Karen Johnson Davidson County
Batch# 680763 AFFIDAVITH
07/21/2021 12:20:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20210721-0097863

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Sumner

I, Kellie Gamble, of Davidson County, Tennessee, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge, and pursuant to Tennessee Code Annotated §§ 30-2-712, *et seq.*, I hereby affirm the following:

1. To my knowledge, the property known as 629 Marswen Drive, Nashville, TN 37216 (the "Property") was acquired by Alma Jean Shelton and Gilbert K. Shelton, by deed dated December 10, 2008, and recorded in Instrument No. 20081229-0123151, in the Register's Office for Davidson County, Tennessee.

2. That Gilbert K. Shelton died on November 10, 2015 and Alma Jean Shelton died on February 12, 2020.

3. Alma Jean Shelton left a will that is attached as an exhibit to this Affidavit. Said will has not been admitted to probate.

4. To the best of my knowledge, the Decedent did not have any unpaid debts.

5. Affiant is a resident of Davidson County, in the State of Tennessee.

6. Affiant is familiar with the family history of the Decedent.

7. Alma Jean Shelton was unmarried at the time of her death, having been predeceased by her husband, Gilbert K.. Shelton. She was also predeceased by two children, Timmy Shelton and Ricky Jones. Timmy Shelton was unmarried at the time of his death and did not have any children or adopted children, including any who predeceased him, and had no descendants of any predeceased children or adopted children. Ricky Jones was survived by three children, William Earl Dale Jones, Richard Neil Jones, Jr. and Willard Alfred Dwaine Jones. Ricky Jones did not have any other children or adopted children, including any children or adopted children who predeceased him and no descendants of any predeceased children or adopted children.

8. Affiant further states that Decedent was survived by the following children and grandchildren:

Name:	**Relationship:**
Anthony Dewayne Shelton	Son

Candace Mechelle Lewis	Daughter
Sheila Fran Hagan	Daughter
William Earl Dale Jones	Grandson
Richard Neil Jones, Jr.	Grandson
Willard Alfred Dwaine Jones	Grandson
Cynthia Jean Butler	Step Daughter

9. Affiant is aware of these facts because s/he has been a friend of the decedent for more than 41 years

10. That Alma Jean Shelton had no other children or adopted children, or other descendants of predeceased children or adopted children.

The Affidavit of Heirship was freely given pursuant to Section 30-2-712, et seq., Tenn. Code Ann., to help establish and reflect the Heirship with respects to any real or personal property owned by Alma Jean Shelton.

Tennessee Code Annotated § 30-2-712(f) provides that "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 crime."

Further Affiant saith not.

Signed this the 8 day of July, 2021.

Kellie Gamble

Kellie Gamble

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, Kellie Gamble, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of July, 2021

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 10/23/2023

The Will

of

COPY

Alma Jean Shelton

My Name. My name is Alma Jean Shelton. I am a resident of the State of Tennessee. This is my Will. I revoke any earlier dated Will of mine.

My Family. I am not married. The names of my children are Candace M. Lewis, Anthony "Tony" D. Shelton and Sheila Fran Hagan. My son Timmy Ray Shelton has predeceased me without issue and my son Richard Neil Jones Sr., has also predeceased me but he is surived by three living children. I have a step daughter Cindy Butler. For the purposes of this document I consider them all to be my children.

My Personal Representative. I appoint Candace M. Lewis to serve as Personal Representative of my Will. If my original Personal Representative cannot or will not serve, I appoint Anthony D. Shelton to so serve.

My Estate

Funeral and Administration Expenses. My Personal Representative should pay my funeral expense (including the cost of a grave marker), and the administration expenses of my estate as soon as possible after my death.

Debts. My Personal Representative shall pay my lawful debts. If permitted by law, my Personal Representative may pay a debt without requiring the creditor to file a claim. I suggest that my Personal Representative consult with the attorney for my estate before paying any debt. An asset serving as security for a debt passes subject to the secured lien without right of exoneration by the recipient.

Tangible Personal Property. Unless otherwise specifically set forth in this Will or a Written Memorandum, I give my Tangible Personal Property to my children, Candace and Tony.

If my children cannot divide my Tangible Personal Property agreeably, my Personal Representative may sell all or part of my Tangible Personal Property at a public sale, or at a private sale at which the bidders are limited to my

202107210097863

benefit of any beneficiary who is a minor or who is under other legal disability without the intervention of a guardian and is authorized to make distributions to or for the benefit of any beneficiary who is a minor to a custodian for any such minor.

Disability of Beneficiary. During any period in which any beneficiary or distributee under this Will shall be incapacitated, or, although not adjudicated incapacitated, shall be incapable of managing his or her affairs by reason of absence, illness, minority or otherwise, the personal representative or any trustee appointed or named herein shall use and apply the share to which the beneficiary may be entitled for such beneficiary's direct or indirect benefit.

Supplemental Needs Provisions. If any beneficiary or distributee hereunder, whether under this Will or any trust created hereunder, is or shall become disabled or incapacitated, institutionalized and/or shall be receiving nursing or other professional care "in home" or other out-patient basis, thereby entitling the beneficiary to government benefits such as Medicaid or SSI, the Personal Representative is authorized to distribute such share to which such beneficiary is entitled to a trustee for his or her benefit. The Personal Representative shall designate a trustee, who may be himself or herself. The Trustee shall serve without bond and shall not be subject to the continuing jurisdiction of the court.

The Trustee's discretion shall be sole and absolute. For the purposes of the beneficiary's continuing eligibility for public or private benefits, the trust estate shall not be counted as a resource available to the beneficiary, and distributions from the trust not counted as income to the beneficiary, as it is my intent that the assets in the trust supplement, not supplant, the public benefits otherwise available to the beneficiary. The availability of public or private benefits to pay for a specific need, however, shall not deprive the Trustee of the authority, in the Trustee's discretion, to make distributions of trust assets for the specific need, even if the distributions cause the loss or reduction of public benefits.

The trust shall be irrevocable and continue for the life of the trust beneficiary. Upon the death of the beneficiary, the trust shall terminate and the trust estate distributed to the beneficiary's lineal descendants, unless the beneficiary shall have named, in writing, someone else.

Rule Against Perpetuities. All beneficial interests created by any trust herein shall vest or terminate within 360 years. The termination or vesting of any such beneficial interest is intended to occur within the permissible period under the relevant application of the rule against perpetuities.

Spendthrift Provision. To the extent permitted by law, neither the principal nor income of a beneficiary's interest under this will or of any trust created herein shall be liable for the debts of any beneficiary. The interest of any beneficiary in the principal or income of any trust estate herein created shall not be subject to the claims of any creditor or be involuntarily or voluntarily transferred, assigned, alienated, anticipated, encumbered, or otherwise disposed of. Because this trust is to be conserved and maintained for the supplemental needs of the Beneficiary, no part of the corpus, principal or undistributed income shall be subject to the claims of voluntary or involuntary creditors for the provision of care and services, including residential care, by any public or governmental entity, office, department, or agency. For purposes of determining the Beneficiary's eligibility for such benefits, no part of the principal or income of the trust estate shall be considered available to the Beneficiary. The assets of this trust shall at all times be free of the claims of all governmental bodies.

If a claimant attempts to reach the Beneficiary's interest at time of distribution, the Trustee may transfer that distribution to third parties who will provide services or benefits to the Beneficiary or the Beneficiary's dependents in any manner that the Trustee decides in the Trustee's sole discretion.

Real Estate. The realty and any income from it during estate administration are part of the probate estate, do not pass directly to a beneficiary, and are subject to all the powers of the Personal Representative, including but not limited to the power of sale. Disposition of the realty is governed by this Will.

Ancillary Administration. If ancillary administration of my estate is needed, I appoint my domiciliary personal representative as my Personal Representative in the other jurisdiction. The ancillary administrator is not required to post bond, file inventories, or make reports to any court and has the same powers as my domiciliary personal representative.

Interpretive Provisions. Unless I clearly state otherwise in my Will, I intend for the provisions of Tennessee Code Annotated §§ 32-3-104 and 105 to apply so that the descendant of a deceased beneficiary will take the place of the deceased beneficiary under the same terms and conditions as the deceased beneficiary, regardless of whether the beneficiary died before or after me.

Definitions.

a. Tangible Personal Property. Means any effects of a strictly personal nature; household furnishings, goods and decorations; personal motor vehicles, boats, and watercraft used for personal purposes; and any other tangible personalty that is used in a personal manner.

202107210097863

The term "Tangible Personal Property" does not mean the tangible assets of a business such as fixtures, furnishings, inventory, and equipment; real property or appurtenant fixtures or structures; intangible assets such as accounts in financial institutions; or digital assets.

b. Digital Assets. Includes files stored on the Testator's digital devices, including but not limited to, desktops, laptops, tablets, peripherals, storage devices, mobile telephones, smart phones, and any similar digital device which currently exists or may exist as technology develops or such comparable items as technology develops. The term "digital assets" also includes but is not limited to emails received, email accounts, digital music, digital photographs, digital videos, software licenses, social network accounts, file sharing accounts, financial accounts, domain registrations, DNS service accounts, web hosting accounts, tax preparation service accounts, online stores, affiliate programs, other online accounts and similar digital items which currently exist or may exist as technology develops or such comparable items as technology develops, regardless of the ownership of the physical device upon which the digital item is stored.

c. Written Memorandum. Means a written memorandum concerning the disposition of Tangible Personal Property prepared in the Testator's handwriting, and signed and dated by the Testator.

Signature. This Will consists of 6 pages (each of which I have signed or initialed). I now sign this document as my Will on September 18, 2018, and pursuant to Tennessee Code Annotated § 32-2-110, I request the attesting witnesses to make the Affidavit attached to this Will.

Alma Jean Shelton

Alma Jean Shelton, Testator

Witness Attestation

By signing our names to this instrument, we declare that the Testator signs and executes this instrument as his or her last Will and that he or she signs it willingly (or willingly directs another to sign for him or her), and that each of us, in the presence and sight of the Testator and of each other, signs this Will as witness to the Testator's signing. And, further, to the best of our knowledge, the Testator is eighteen years of age or older, of sound mind, and under no constraint or undue influence.

202107210097863

Witness

Witness

202107210097863

This Instrument Prepared By:
Takacs McGinnis Elder Care Law, PLLC
201 Walton Ferry Road
Hendersonville, TN 37075

State of Tennessee
County of Sumner

AFFIDAVIT

Chelle Guidry and Dana Hentschel do hereby affirm:

1. That they are the witnesses to the Will of Alma Jean Shelton, the Testator, dated on September 18, 2018.

2. That the Testator indicated to the witnesses that the document the Testator was signing was a Will.

3. That this Will was signed by the Testator in their presence.

4. That they, at the request of Testator, and in the sight and presence of the Testator and in the sight and presence of each other, signed their names as witnesses to this Will as requested.

5. In their opinion, the Testator was over the age of eighteen years and appeared to be of sound mind and disposing memory.

Chelle Guidry

Dana Hentschel

Subscribed and affirmed before me on September 18, 2018.

Notary Public

My Commission Expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 7/8/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/08/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 **day of** July, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM