Karen Johnson Davidson County
Batch# 785074 AFFIDAVITH
01/05/2022 01:57:30 PM 13 pgs
Fees: $67.00 Taxes: $0.00
20220105-0002199

Prepared By:
Richard Northcutt
217 Pineway Drive
Nashville, TN 37217

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now, Russell Crawford, (hereinafter referred to as "Affiant") being first duly sworn, make oath as follows:

1. I am over the age of eighteen (18) and have personal knowledge of the facts stated herein.

2. I reside at: 1325 General George Patton Rd Nashville TN 37221

3. I personally knew Bobby Cummings Darnell, deceased (hereinafter referred to as "Decedent"), and have personal knowledge of the family of Decedent by reason of the following (e.g., kinship-describe relationship, neighbor, business relationship, etc.):
former brother-in-law

4. Bobby Cummings Darnell (the "decedent") died 05/09/2021.

5. Decedent died leaving a Will, attached herein.

6. The decedent died without a surviving spouse.

7. The decedent 3 children born to him/her and/or adopted to wit,

Mary Virginia Darnell Hall, Pamper Darnell Foster, and Sonya Darnell Kopp

8. At the time of his/her death, the decedent owned real property located at 231 Glenrose Ave., Nashville, TN 37210 in Davidson County, Tennessee. The decedent received his/her interest in said real property by Quitclaim deed from Bob Cummings, of record in Instrument No. 20201223-0152771. See also Warranty Deed of record in Book 5928, Page 987, Register's Office for Davidson County, Tennessee.

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Metropolitan Escrow, Inc. and First American Title Insurance Company, and Affiant agrees to indemnify the aforesaid title companies against any loss or damage if the information provided herein is fraudulent and/or false.

Dated this 10 day of December, 2021.

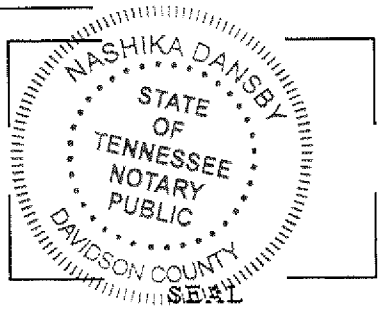
Russell Crawford
Russell Crawford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of December, 2021, as being executed by Russell Crawford.

My commission expires: 09/02/2024

Notary Public



STATE OF TENNESSEE)

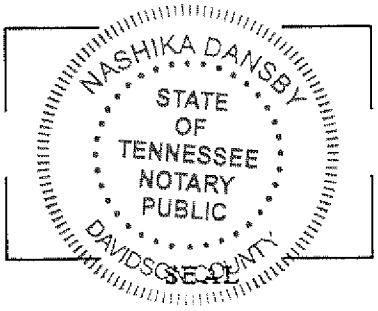
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Russell Crawford, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 10th day of December, 2021.

My Commission Expires: 09/02/2024

Notary Public



LAST WILL AND TESTAMENT

OF

BOBBY CUMMINGS DARNELL

RECITAL

I, Bobby Cummings Darnell, a resident of Trousdale County within the State of Tennessee, make, publish and declare this to be my Last Will and Testament, thereby revoking any and all previous Wills and Codicils made by me.

RELATIVES

I, Bobby Cummings Darnell, attest that I am divorced from Katherine Crawford Darnell.

I have 3 children. The names and birth date of each child are as follows:

CHILD NAME	BIRTH DATE	LIVING OR DECEASED
Sonya Darnell Kopp	06/19/1964	Living
Pam Darnell Foster	05/21/1966	Living
Mary Virginia Darnell-Hall	01/23/1991	Living

All references in this Will to my "child" or "children" are to the aforementioned children, as well as any children subsequently born to or adopted by me.

All references in this Will to the Descendants of any person shall mean their naturally born children and/or legally adopted children, unless otherwise indicated, as well as any of their children's naturally born and/or legally adopted children throughout the generations to come.

BURIAL

It is my request that my Executor make arrangements for my remains to be cremated and the ashes be given to Mary Virginia Darnell-Hall.

All costs and expenses associated with my burial requests shall be paid from the life insurance, if any, and/or proceeds of my estate.

DEBTS & EXPENSES

Any and all my debts due and payable, including funeral, memorial and burial expenses, the expenses of the administration of my estate, all estate, inheritance and similar taxes payable with respect to property included in my probate estate, including any interest and/or penalties thereon, shall be paid out of my estate pursuant with the laws of the State of Tennessee, without apportionment or right of reimbursement from any beneficiary herein named in my Will.

REAL PROPERTY

I bestow and bequeath any interest which I may have in my home, including the real property and improvements, located at 231 Glenrose Ave, Nashville, Tennessee 37210 owned by me at the time of my death along with all insurance policies upon my home, subject to any loans, mortgages or other encumbrances pursuant to the attached Schedule - Beneficiary Designations.

PERSONAL PROPERTY

I bestow all of my tangible personal property owned by me at the time of my death, including, without limitation, personal effects, clothing, jewelry, furniture, furnishings, household goods, automobiles and other vehicles, along with all insurance policies upon such tangible property, in accordance to those designated in the attached Schedule - Beneficiary Designations, and if any of them shall be under the age of eighteen (18) years, then it shall be held in trust until such time as (s)he becomes of age.

As per the attached Schedule - Beneficiary Designations to this Will, signed by me and identifying certain personal property which is to be bestowed upon the persons named therein, I direct my Executor to distribute such property in accordance with the terms and provisions contained herein.

The reasonable fee of delivering such property shall be paid by my Executor as an expense of my estate.

CASH, BANK ACCOUNTS, INVESTMENTS

I bestow and bequeath any interest which may belong to me at the time of my death in accordance to and in conjunction with the attached Schedule - Beneficiary Designations and a separately prepared account listing that details checking and savings accounts, certificates of deposit, cash, checks, notes and/or promissory notes designees.

RESIDUARY ESTATE

I bestow and bequeath all the rest, residue and remainder of my property and estate, both real and personal, of whatever kind and wherever located, including any inheritance I may be entitled to as well as any lapsed or void legacy or devise under this Will, that I own or am in any manner entitled to at the time of my death (collectively referred to as my "residuary estate"), to be divided among those as designated in the attached Schedule - Beneficiary Designations. If they are or if any of them shall be under the age of eighteen (18) years, then it shall be held in trust until such time as s/he becomes of age.

If there should be no living beneficiary under the above provisions to receive the assets in my residuary estate, then my residuary estate shall be distributed to the persons who would be entitled thereto under the laws of descent and distribution pursuant to the laws of the State of Tennessee, as if I had died intestate at that time owning such property in fee simple

TESTAMENTARY TRUST

Any property, assets or other distributions from my estate intended for a beneficiary under18

years of age at the time of distribution is to be made, shall not be paid or distributed outright to such beneficiary, but rather shall be held in trust by my Trustee, or if I have not named a Trustee, by my Executor in the capacity of a Trustee, upon the following terms and conditions.

The Trustee shall hold, manage, invest and reinvest the property of such beneficiary in a separate trust and shall distribute to or for the benefit of the beneficiary so much or all of the net income or principal thereof as the Trustee, in the Trustee's sole discretion, shall deem necessary to provide for such beneficiary's health, education, maintenance and support, taking into consideration any other resources available to such beneficiary. Any net income not so paid shall be accumulated and added to principal at least annually and thereafter shall be held, administered and disposed of as a part thereof.

When such beneficiary reaches years of age, the Trustee shall distribute 33.3% of the assets then held in trust to such beneficiary; and if and when such beneficiary reaches years of age, the Trust shall automatically terminate and the Trustee shall distribute all remaining principal and income to such beneficiary. Notwithstanding any provisions herein to the contrary, my Trustee may determine it is in the best interests of the beneficiary to terminate the trust prior to such beneficiary reaching years of age and distribute all trust assets directly to such beneficiary or into a custodial account established for such beneficiary, and my Trustee shall have no liability therefore.

If such beneficiary dies prior to receiving all of the assets in his/her trust, the principal and income in such beneficiary's trust shall be paid and distributed to such beneficiary's living Descendants, if any; and if none, then to my living Descendants, provided, however, that if any such Descendant is a beneficiary of another trust under this Will, such property otherwise distributable to such beneficiary shall be held in accordance with such trust. If I have no living Descendants, such property shall be distributed to the beneficiaries of my residuary estate as provided in this Will, or if there are none, to the persons who would be entitled thereto under the laws of descent and distribution of the State of Tennessee if I had died intestate at that time owning such property in fee simple.

AVOIDANCE OF CONSERVATORSHIP

If any property of my estate vests in absolute ownership in a minor or incompetent, my Executor, at any time and without court authorization, may:

a) distribute the whole or any part of such property to the beneficiary;

b) hold such property in trust and use the whole or any part for the health, education, maintenance and support of the beneficiary;

c) distribute the whole or any part to a guardian, conservator, committee or other legal representative of the beneficiary;

d) distribute the whole or part to a custodian for the beneficiary under any gifts or transfers to minors act; or

e) distribute the whole or part to the person or persons with whom the beneficiary resides.

Evidence of any such distribution or the receipt therefor executed by the person to whom the distribution is made shall be a full discharge of my Executor from any liability with respect thereto, even though my Executor may be such person.

If such beneficiary dies before receiving all of the assets held in conservancy, the principal and income in such beneficiary's trust shall be paid and distributed to such beneficiary's living Descendants, if any; and if none, then to my living Descendants. If I have no living Descendants, such property shall be distributed to the beneficiaries of my residuary estate, as provided in this Will, or if there none, to the persons who would be entitled thereto under the laws of descent and distribution of the State of Tennessee as if I had died intestate at that time owning such property in fee simple.

SPENDTHRIFT PROVISION

The interest of any beneficiary of any trust created under this Will shall not be transferred, assigned or conveyed, and shall not be subject to the claims of any creditors of such beneficiary, or of any local, state or federal government or agency, or of any private agencies, and the Trustee, or if I have not named a Trustee, by my Executor in the capacity of a Trustee, shall continue distributing trust property directly to or for the benefit of such beneficiary as provided for herein, notwithstanding any transfer, assignment, conveyance or action by creditors governments or agencies. If the Trustee is prevented by any transfer, assignment or conveyance or by any proceeding brought by any creditor, government or agency or by any bankruptcy, receivership or other proceeding, from distributing property directly to or for the benefit of any beneficiary, the Trustee shall hold and accumulate the property which would otherwise have been distributed until the Trustee is able to distribute such property directly to or for the benefit of such beneficiary, or until the death of such beneficiary, whichever first occurs; and on the death of such beneficiary any such property so held and accumulated shall become a part of the principal of the trust and shall be disposed of accordingly.

APPOINTMENT OF EXECUTOR/TRUSTEE

I appoint Mary Virginia Darnell-Hall, Daughter, to serve as Executor of my Will.If my Executor is unwilling or unable to serve, I appoint Pam Darnell Foster , Daughter , to serve as the Alternate Executor of my Will.

I appoint Mary Virginia Darnell-Hall, Daughter , to serve as Trustee of any trust created under this Will. If my Trustee is unwilling or unable to serve, I appoint Paul Waseluski, Best Friend, to serve as Alternate Trustee of any trust created under this Will.

I appoint Mary Virginia Darnell-Hall, Daughter , to serve as Digital Executor of my WillIf my Digital Executor is unwilling or unable to serve, I appoint Pam Darnell Foster , Daughter to serve as the Alternate Digital Executor of my Will.

BONDS/AUDITS NOT REQUIRED

The term "Fiduciary" shall mean any Executor, Trustee or successor qualifying and serving under this Will.

No Fiduciary shall be required to file or furnish any bond, surety or other security in any jurisdiction, nor shall any Fiduciary hereunder be required to file any inventory or other reports with any court.

No Fiduciary shall be required to inquire into or audit the acts or doings of any predecessor Fiduciary or to make claim against any such predecessor or their estate.

POWERS OF EXECUTORS/TRUSTEES

Any Executor or Trustee serving under this Will shall be a Fiduciary granted all the powers conferred by Tennessee laws, as amended.

Any successor Fiduciary shall have and may exercise all of the powers, privileges, immunities and exemptions conferred upon the predecessor Fiduciary as fully and to the same extent as if such successor had originally been named as a Fiduciary. Any Fiduciary serving hereunder shall keep full accounts and shall make and furnish statements of all receipts and disbursements at least annually to each person then eligible to receive income from my estate or any trust created hereunder and shall at any time, upon reasonable request of such person, provide full information to such person as to the condition of my estate, including amounts received and disbursements made.

Any Fiduciary under this Will may resign without the order of any officer or court and without consent of any beneficiary of any provision of this Will by giving such Fiduciary's successor and all persons then entitled to receive income hereunder, or the guardians of such persons, thirty (30) days advance written notice of such intent to resign, or at any time resign by instrument in writing signed by such Executor or Trustee and delivered to the persons then entitled to the income from my estate or such trust. In the case of an Executor, the Fiduciary must also give notice to the Court having jurisdiction over the administration of my estate; and upon properly accounting for all estate property received and disbursed, shall be discharged from any and all further liabilities. In the case of a Trustee, the Fiduciary must deliver the trust property to the successor Trustee and upon properly accounting for all trust property received and disbursed, shall be discharged from any and all further liabilities.

If a successor Fiduciary is unable or unwilling to serve, they may appoint a second successor Fiduciary to serve in their place, by sending a signed instrument appointing a successor delivered to each living beneficiary under my Will making express reference to this power and the second successor Fiduciary may exercise powers upon a prospective and contingent basis until effective:

To compensate counsel and to employ other persons who may be deemed necessary for proper administration and to delegate authority when delegation is advantageous to the trust or estate.

To exercise and continue the power provided in this section notwithstanding the termination of the trust until all assets of the trust has been distributed.

The right to receive reasonable compensation for services rendered with regards to this Will, and to be exonerated from and to pay all reasonable expenses and charges of the estate and trust.

POWERS OF DIGITAL EXECUTOR

My Digital Executor shall have the power granted by law for proper administration to manage, distribute, handle, download, backup digital assets, convert my file format, access any and all devices necessary to manage digital assets, clear computer caches and distribute and dispose of my digital assets in accordance with this Will without order of court and without notice to anyone. In additional, the Digital Executor shall also have the rights, powers and authority as follows:

Standard of Care

The customary "Standard of Care" shall include, but is not limited to, the distribution, management, or termination of digital assets, the exercising of care and judgment, under the circumstance then current and prevailing, of persons of cautiousness, acumen and good judgment in the exercise and management of their own affairs, with regards to the handling of their own personal digital assets, and taking into consideration the plausible safety of their digital assets.

Engage Professional Assistance

The Executor shall have the appropriate power and mandate to hire, employ, or dismiss, and compensate any professional assistants deemed necessary, or to hire and employ any other persons which may become necessary in order to ensure the proper administration of this Will, as well as the power to delegate authority to another when such delegation would be deemed beneficial to the management and distribution of the estate and/or trust.

Extent of Power

The Executor shall have the power and authority to implement and maintain the rights provided hereunder this Will, despite any dissolution or cessation of any trust which may be allocated herein, until such time as all assets of the trust have been distributed accordingly.

Compensation

The right and authority to be exonerated from, to pay all reasonable expenses and charges of the estate and/or trust and to receive reasonable compensation for services rendered under and in accordance to this Last Will and Testament.

Informal Administration

The herein named Digital Executor shall have all rights and authority to control and manage the digital assets, if any, to the extent allowable by law without any undue or unnecessary intervention or interference by the probate court.

APPOINTMENT OF DIGITAL EXECUTOR

Distributed digital assets, in accordance to this Will, shall include any and all files stored on my digital devices, including but not limited to, desktops, laptops, tablets, peripherals, storage devices, mobile telephones, smartphones, and any similar digital device which currently exists or may exist as technology develops or such comparable items as technology may develop in the future. The term "digital assets" also includes but is not limited to emails, received and sent, 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 may develop in the future, regardless of the ownership of the physical device upon which the digital item is stored.

I appoint Mary Virginia Darnell-Hall, of , , as Digital Executor. In the event that Mary Virginia Darnell-Hall declines to serve for any reason, I then wish to appoint Pam Darnell Foster , of , to serve as my Digital Executor.

SURVIVORSHIP

I direct that, for purposes of this Will, a beneficiary shall be deemed to predecease me unless such beneficiary survives me by more than thirty (30) days.

CONTESTS DISALLOWED

Should any beneficiary contest or initiate proceeding to contest the validity of this Will or to prevent any provision herein from being carried out in accordance with its terms (whether or not in good faith and with probable cause), then all the benefits provided for such contesting beneficiary in this Will, including their Descendants, shall be revoked and annulled.

The share to which such contesting beneficiary would otherwise have been entitled shall be distributed to such persons and in such manner as if such contesting beneficiary and all of such beneficiary's Descendants had died immediately prior to such division without exercising any power of appointment which they might otherwise have under this Will.

If all of the persons who are beneficiaries of this Will join in such contest or proceeding, my estate shall be distributed to any of those persons who are not contesting beneficiaries and who would otherwise be entitled thereto under the laws of descent and distribution of the State of Tennessee, as if I had died intestate at that time owning such property in fee simple.

IN WITNESS WHEREOF, I have set my hand and seal on this date of March 3rd 2021.

(Testator Signature)

TESTATION CLAUSE

The foregoing instrument was signed, sealed, published and declared by Bobby Cummings Darnell, the above named Testator to be such Testator's Last Will and Testament in our presence, all being at the same time, and we, at such Testator's request and in such Testator's presence and in the presence of each other, have subscribed our names as witnesses on the aforementioned date above.

(First Witness Signature)

(Second Witness Signature)

SELF-PROVING AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF TROUSDALE

Before me, the undersigned authority, on this day personally appeared the Testator, Bobby Cummings Darnell, and the witnesses, and , whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and all of said individuals being duly sworn, the Testator declared to me and to the witnesses in my presence that said instrument is the Last Will and Testament of the Testator and that the Testator had willingly made and executed it as the Testator's free act and deed for the purposes expressed therein. The witnesses, each on oath, stated to me in the presence and hearing of the Testator that the Testator had declared to them that the instrument is the Testator's Last Will and Testament and that the Testator executed the instrument as such and wished each of them to sign it as it as a witness; and under oath each witness stated further that the witness had signed the same as witness in the presence of the Testator and at the Testator's request; that the Testator was of sound mind and body.

Bobby C Darnell
(Testator Signature)

(First Witness Signature)

Kathleen C Darnell
(Second Witness Signature)

Sworn to and subscribed before me by the Testator, Bobby Cummings Darnell, and witnesses, and , on this date of March 3rd 2021.

Tulin Harbin
(Notary Public Signature)

My Commission Expires Nov 2024

TULIN HARBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SCHEDULE - BENEFICIARY DESIGNATIONS

BENEFICIARY NAME	RELATIONSHIP	BEQUEATHED INHERITANCE	INHERITANCE PERCENTAGE
Sonya Darnell Kopp	Child	231 Glenrose Ave, Nashville TN, 37210	33.3%
Pam Darnell Foster	Child	231 Glenrose Ave, Nasville TN, 37210	33.3%
Mary Virginia Darnell-Hall	Child	231 Glenrose Ave, Nashville TN, 37210	33.3%



(Testator Signature)

Certification of Recorded Documents

I, Aubrey Seavers, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on December 30, 2021.

(AFFIANT) – Aubrey Seavers

12/30/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 30th day of December, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY