This Instrument prepared by:
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Karen Johnson Davidson County
Batch# 837556 AFFIDAVITH
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AFFIDAVIT OF INHERITANCE
REGARDING
PROPERTY LOCATED IN DAVIDSON COUNTY
(MAP & PARCEL: 073 09 0 160.00)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, the undersigned, being first duly sworn hereby deposes and says:

1. We are over the age of 18.

2. For purposes of this Affidavit of Inheritance, the term "Property" shall mean the following:

> Being Lot No. 382 on the Plan of Burchwood Gardens Subdivision of record in Book 2900, page 116, Register's Office for said county.
>
> Said lot No. 382 fronts 76.81 feet on the north side of Upland Drive and extends back 221.86 feet on the west line and 189.23 feet on the east line to a dead line in the rear on which it measures 99.7 feet.
>
> Being the same property conveyed to Robert Lee Martin and wife, Barbara Martin, by warranty deed from Randall Phillips Builders, Inc. of record in Book 3286, page 33, Register's Office for Davidson County, Tennessee.
>
> The said Robert Lee Martin died on February 23, 2015, and title to said property vested in Barbara Ann Martin as the surviving joint tenant with right of survivorship.
>
> Being the same property conveyed to Barbara Ann Martin, Trustee of the Barbara Ann Martin Revocable Living Trust by Quitclaim Deed of record in Instrument No. 20150831-0088088, Register's Office for Davidson County, Tennessee.

Barbara Martin and Barbara Ann Martin are one and the same person.

Barbara Ann Martin died testate on February 24, 2021. Pursuant to the Barbara Ann Martin Revocable Living Trust, she bequeathed all of her property to her sons, Randal Lee Martin, Richard Addison Martin, and Rodney Francis Martin, in equal shares and outright and free of trust.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 1987 Upland Drive, Nashville, Tennessee 37216.

3. Barbara Ann Martin conveyed the Property to The Barbara Ann Martin Revocable Living Trust (the "Trust") on August 22, 2015. The Property was owned by the Trust at the time of Barbara Ann Martin's death on February 24, 2021. The Trust provides that the Property be distributed to her sons, Randal Lee Martin, Richard Addison Martin, and Rodney Francis Martin, in equal shares and outright and free of trust.

4. Randal Lee Martin survived his mother, Barbara Ann Martin. However, he died testate shortly after her death on May 25, 2021. Randal Lee Martin left a Last Will and Testament dated April 21, 2021 (the "Will"), pursuant to which he bequeathed all of his property to his wife, Suzanne Starnes Martin, absolutely and in fee simple. A copy of Randal Lee Martin's Will is attached as **Exhibit A** hereto.

5. As a result, Suzanne Starnes Martin, the wife of Randal Lee Martin, is the sole beneficiary of Randal Lee Martin's interest in the assets of the Trust, including his interest in the Property.

6. Upon Randal Lee Martin's death, Suzanne Starnes Martin became the sole owner of Randal Lee Martin's interest in the Property.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

SUZANNE STARNES MARTIN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUZANNE STARNES MARTIN**, the within named 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, at office, this 28 day of March, 2022.

ADAM MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 11, 2026

Notary Public

My commission expires: 1/11/2026

Richard Addison Martin
RICHARD ADDISON MARTIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28 day of March, 2022.

CAMILLE ELYS MARIE RETANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Camille E Retano
Notary Public

My commission expires: July 9 2024

Tennessee Last Will and Testament
of

Randal Lee Martin

Pursuant to Title 32 - Wills

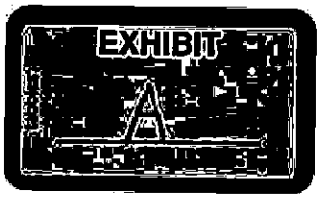
I, Randal Martin, resident in the City of Whites Creek County of Davidson, State of Tennessee, being of sound mind and disposing memory and not acting under duress or undue influence, and fully understanding the nature and extent of all my property and of this disposition thereof, do hereby make, publish, and declare this document to be my Last Will and Testament, and do hereby revoke any and all other wills and codicils heretofore made by me.

FIRST:

a. I direct that all my debts, and expenses of my last illness, funeral, and burial, be paid as soon after my death as may be reasonably convenient, and I hereby authorize my Personal Representative, hereinafter appointed, to settle and discharge, in his or her absolute discretion, any claims made against my estate.
b. I further direct that my Personal Representative shall pay out of my estate any and all estate and inheritance taxes payable by reason of my death in respect of all items included in the computation of such taxes, whether passing under this Will or otherwise. Said taxes shall be paid by my Personal Representative as if such taxes were my debts without recovery of any part of such tax payments from anyone who receives any item included in such computation.

SECOND:

The entire residue of the property owned by me at my death, real and personal and wherever situate, I devise and bequeath to Suzanne Staples Martin of Whites Creek, County of Davidson, State of Tennessee should (he/she) survive me by thirty (30) days, otherwise to Jason Martin, of Krum, County of Denton, State of Texas. If both Suzanne Martin and Jason Martin fail to survive me by thirty (30) days then I give and devise the residue of my estate to Jeff Grammer of Madison, County of Davidson State of Tennessee. If any of my property cannot be readily sold, then it may be donated to any charitable organization or organizations of my Personal Representative's choice. If any property cannot be readily sold or donated, my Personal Representative may, without liability, dispose of such property as my Personal Representative may deem appropriate. I authorize my Personal Representative to pay as an administration expense of my estate the expense of selling, advertising for sale, packing, shipping, insuring and delivering such property.



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THIRD:

Except to the extent that I have included them in this Will, I have intentionally, and not as a result of any mistake or inadvertence, omitted in this Will to provide for any children and/or issue of mine, if any, however defined by law, presently living or hereafter born or adopted.

FOURTH:

I nominate and appoint Jason Martin of Krum, County of Denton, State of Texas as Personal Representative of my Will and I request that (he/she) be appointed temporary Personal Representative if (he/she) applies. If Personal Representative fails or ceases to so serve, then I nominate Jeff Grammer of Madison, County of Davidson, State of Tennessee to serve.

FIFTH:

No bond shall be required of any fiduciary serving hereunder, whether or not specifically named in this Will, or if a bond is required by law, then no surety will be required on such bond.

SIXTH:

My Personal Representative, shall have and may exercise the following discretionary powers in addition to any common law or statutory powers without the necessity of court license or approval:

A. To retain for whatever period my Personal Representative deems advisable any property, including property owned by me at my death, and to invest and reinvest in any property, both real and personal, regardless of whether any particular investment would be proper for an Personal representative and regardless of the extent of diversification of the assets held hereunder.

B. To sell and to grant options to purchase all or any part of my estate, both real and personal, at any time, at public or private sale, for consideration, whether or not the highest possible consideration, and upon terms, including credit, as my Personal Representative deems advisable, and to execute, acknowledge, and deliver deeds or other instruments in connection therewith.

C. To lease any real estate for terms and conditions as my Personal Representative deems advisable, including the granting of options to renew, options to extend the term or terms, and options to purchase.

D. To pay, compromise, settle or otherwise adjust any claims, including taxes, asserted in favor of or against me, my estate or my Personal Representative.

E. To make any separation into shares in whole or in part in kind and at values determined by my Personal Representative, with or without regard to tax basis, and to allocate different kinds and disproportionate amounts of property and undivided interests in property among the shares.

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F. To make such elections under the tax laws as my Personal Representative shall deem appropriate, including elections with respect to qualified terminable interest property, exemptions and the use of deductions as income tax or estate tax deductions, and to determine whether to make any adjustments between income and principal on account of any election so made.

G. To make any elections permitted under any pension, profit sharing, employee stock ownership or other benefit plan.

H. To employ others in connection with the administration of my estate, including legal counsel, investment advisors, brokers, accountants and agents and to pay reasonable compensation in addition to my Personal Representative's compensation.

I. To vote any shares of stock or other securities in person or by proxy; to assert or waive any stockholder's rights or privilege to subscribe for or otherwise acquire additional stock; to deposit securities in any voting trust or with any committee.

J. To borrow and to pledge or mortgage any property as collateral, and to make secured or unsecured loans. My Personal Representative is specifically authorized to make loans without interest to any beneficiary hereunder. No individual or entity loaning property to my Personal Representative or trustee shall be held to see to the application of such property.

K. My Personal Representative shall also in his or her absolute discretion determine the allocation of any GST exemption available to me at my death to property passing under this Will or otherwise. The determination of my Personal Representative with respect to any elections or allocation, if made or taken in good faith, shall be binding upon all affected.

SEVENTH:

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

EIGHTH:

I direct that the representation by a guardian ad litem of the interests of persons unborn, unascertained or legally incompetent to act in proceedings for the allowance of accounts hereunder be dispensed with to the extent permitted by law.

NINTH:

Whenever the context permits, the term "Personal Representative" shall include "Executor" and "Administrator," the use of a particular gender shall include any other gender, and references to the singular or the plural shall be interchangeable. All references to the Internal Revenue Code shall mean the Internal Revenue Code of 1986 or any successor Code. All references to estate taxes shall include inheritance and other death taxes.

TENTH:

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The interest of any beneficiary in this Will, shall not be alienable, assignable, attachable, transferable nor paid by way of anticipation, nor in compliance with any order, assignment or covenant and shall not be applied to, or held liable for, any of their debts or obligations either in law or equity and shall not in any event pass to his, her, or their assignee under any instrument or under any insolvency or bankruptcy law, and shall not be subject to the interference or control of creditors, spouses or others.

ELEVENTH:

Any decision by my Personal Representative with respect to any discretionary power hereunder shall be final and binding on all persons interested. Unless due to my Executor's own willful default or gross negligence, no Executor shall be liable for said Executor's acts or omissions or those of any co-Executor or prior Executor.

I, the undersigned Randal Lee Martin hereby declare that I sign and execute this instrument as my last Will, that I sign it willingly in the presence of each of the undersigned witnesses, and that I execute it as my free and voluntary act for the purposes herein expressed, on this 21st day of April, 20__.

Randal Lee Martin
Signature of Testator

Randal Lee Martin
Printed Name of Testator

The foregoing instrument, was on this 21st day of April, 20 21, subscribed on each page and at the end thereof by Randal Martin the above-named Testator, and by (him/her) signed, sealed, published and declared to be (his/her) LAST WILL AND TESTAMENT, in the presence of us and each of us, who thereupon, at (his/her) request, in (his/her) presence, and in the presence of each other, have hereunto subscribed our names as attesting witnesses thereto.

Jack R Martin
Witness Signature

915 Meadowlark Dr.
Krum TX 76249
Address

Jeff Crumm
Witness Signature

1707 Neely's Bend Rd.
Madison, TN 37115
Address

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TESTAMENTARY AFFIDAVIT

STATE OF Tennessee
COUNTY OF Davidson, SS.

Before me, the undersigned authority, on this day personally appeared 4-21-2021 testator, Jason Martin, witness and Jeff Grammer witness, known to me to be the testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, and, all of these persons being by me duly sworn, the testator declared to me and to the witnesses in my presence that the instrument is the testator's last will and that the testator has willingly signed or directed another to sign for him/her, and that the testator executed it as the testator's free and voluntary act for the purposes therein expressed; and each of the witnesses stated to me, in the presence of the testator, that they signed the will as witnesses and that to the best of their knowledge the testator was eighteen (18) years of age or over, of sound mind and under no constraint or undue influence.

Testator Signature

Witness Signature

Witness Signature

Subscribed and sworn to before me by the said testator and the said witnesses, this 21 day of April, 2021.

Notary Public

My Commission expires:

GLEN S. KING, SR. NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2021

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CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 March 28, 2022.

Elizabeth Ryder Sykes

April 4, 2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of April, 2022.

Lynne E. Neeley
Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

My Commission Expires: 3/7/2023