Karen Johnson Davidson County
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Prepared By:
J. Greg Hardeman
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

# AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSE
COUNTY OF DAVIDSON

Affiant, Jim Orman, after first being duly sworn, states that he is an adult citizen and resident of City of Nashville, Davidson County, Tennessee.

He further states that he is a friend of the family of William Cope & Betty J. Cope. William Cope & Betty J. Cope were formerly married. Four children were born of the marriage of William Cope & Betty J. Cope. The children are William M. Cope, Jr., Timothy B. Cope, Kellie C. Pratt and Kimberly A. Eaton .

William Cope died on 11/30/2017 leaving Betty J. Cope and the four above named children as his heirs at law. Betty Cope died on 02/23/2022 leaving the four above named children as her heirs at law. Affiant is informed that all claims, including funeral expenses have been paid, and there is no probate estate to administer.

This Affidavit of Heirship is freely given pursuant to T.C.A. 30-2-712, to help establish and reflect the heirship with respect to real property owned by Betty J. Cope in Davidson County, Tennessee, or elsewhere and particularly to confirm the vesting of title to certain real property in Davidson County, Tennessee described as follows: Property known as 5507 Bon Air Circle , Nashville, TN 37209 (Davidson County Map & Parcel No. 103 07 0 002.00).

FURTHER AFFIANT SAYETH NAUGHT.

Jim Orman

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 24 day of May, 2022.

Brenda K. Froman
Notary Public

My Commission Expires: My Commission Expires January 29, 2023

BRENDA K. FROMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit A

# LAST WILL AND TESTAMENT

## OF

# BETTY J. COPE

I, Betty J. Cope, of 5507 Bon Air Circle, Nashville, Davidson County, Tennessee, do make, declare and publish this my Last Will and Testament, hereby revoking all former wills and codicils.

## ITEM I

### REFERENCES

A. **Family**. My husband, William M. Cope Sr., is referred to as my husband. My children, William M. Cope Jr., Timothy B. Cope, Kellie C. Pratt and Kimberly A. Eaton, are referred to as my children.

B. **Fiduciaries**. For convenience, the fiduciary (including any alternates) hereinafter appointed are sometimes referred to as the Executor. regardless of their gender or the number of the parties serving in each capacity.

## ITEM II

### DEBTS, ADMINISTRATION EXPENSES AND TAXES

All of my lawful debts (except debts secured by a mortgage or other security instrument, which may be paid or retained in the discretion of the Executor, and if paid, shall be without right of contribution from my husband), my funeral expenses and the expenses of administration of my estate shall be paid by the Executor as soon as practicable after my death. The Executor shall pay all estate,

inheritance and other death taxes which shall become pay able by reason of my death, whether in respect of property passing under this will or otherwise, as an expense of administration, without appointment. The Executor and Trustee may utilize any proceeds of life insurance payable to the Executor, to the Trustee or to my estate for the payment of debts, taxes and expenses.

## ITEM III

### DISPOSITION OF PERSONAL EFFECTS

I bequeath to my husband, if he shall survive me, all of my clothing, jewelry, personal effects, automobiles (together with any policies of insurance thereon) and all of my other tangible personal property. If my husband shall not survive me, I bequeath to my children such items among my strictly personal and household effects, if any, which the Executor feels that the children would like to retain. In making such distribution, the Executor, after taking into consideration any wishes expressed by my children shall determine the particular item or items which my child shall receive, which determination shall be conclusive.

## ITEM IV

### RESIDUARY ESTATE

All of the rest and residue of my property I devise and bequeath absolutely and in fee simple to my husband, if he shall survive me, or if he shall fail to survive me to my child or children in equal shares.

## ITEM V

### POWERS OF EXECUTOR AND TRUSTEE

The Executor including any substitute or successor personal representative, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate or the contingent trust hereunder, may exercise any and all of the powers set forth in *Tennessee Code Annotated* Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference (as set out in said statue on the date of the execution of this will), even if said statute be amended or repealed hereafter and even if my estate or the contingent trust hereunder be administered in a state other than Tennessee.

## ITEM VI

### FIDUCIARIES

A. **Executor**. I appoint my son and daughter, William M. Cope, Jr. and Kellie C. Pratt, as the Executors of this my Last Will and Testament.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and the preceding pages, and for the purpose of identification, I have signed each such page at the bottom thereof, all

in the presence of the persons witnessing it, at my request, on this the 8 day of January, 2017, at Nashville, Tennessee.

Betty J. Cope

The foregoing instrument was signed, published and declared by the said Betty J. Cope as and for her Last Will and Testament in the joint sight and presence of the undersigned, who, at her request and in her sight and presence and in the sight and presence of each other, have hereunto subscribed our names as attesting witnesses on the day and date last above written.

WITNESSES:

| | |
|---|---|
| Karen S Fellows | 1600 Westgate Cir Ste 100, Brentwood, TN 37027 |
| NAME | ADDRESS |
| Sandra Smith | 1600 Westgate Cir. Suite 100, Brentwood 37027 |
| NAME | ADDRESS |



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STATE OF TENNESSEE )
COUNTY OF Davidson )

Affidavit of Subscribing Witnesses

Karen S. Fellerson and Sandra Smith, after being duly sworn according to law, depose and say:

1) That they are adult citizens, sui juris, of the State of Tennessee.

2) That they witnessed the execution of the Last Will and Testament of Betty J. Cope dated the 6 day of January, 2017. That this affidavit is attached to said Last Will and Testament and is being made at the request of Betty J. Cope in accordance with Tennessee Code Annotated Section 32-2-110.

3) That their signatures are affixed to the Last Will and Testament of the said Betty J. Cope and they each signed or affixed the same at the instance and at the request of Betty J. Cope , in his presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4) That Betty J. Cope signed said paper writing as and for her Last Will and Testament in the sight and presence of the undersigned witnesses.

5) That at the time the undersigned witnessed said Last Will and Testament, Betty J. Cope was, in their opinions, of sound mind.

Karen S Fellerson

Sandra Smith

Sworn to and subscribed before me this 6 day of January, 2017.

Notary Public

My Commission Expires: 7/16/18

THIS WILL PREPARED BY:
Isham B. Bradley
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood TN 37027

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL

202206080065416

**Tennessee Certification of Electronic Document**

I, Jonathan Boggus, 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 May 24, 2022 (date of document).

Affiant Signature

6/1/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 1st day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

