Karen Johnson Davidson County
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20220707-0078589

This instrument prepared by:
Lockeland Law Group
202 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: July 6, 2022 File No.: 22-1632	Property: 807 North Graycroft Avenue Madison, TN 37115
Buyer(s): Jamie Singleton	Seller(s): Estate of Henry G. Napier

Seth Riddle hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Davidson County, Tennessee, residing at **805 W Graycroft Avenue, Madison TN 37115**.

2. That Affiant personally knew **Henry Gordon Napier**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: **Neighbor and Friend** of Decedent.

3. That Affiant personally knew the Decedent for **5** years.

4. At the time of death, decedent was [X] unmarried [ ] married to _____.

5. That Decedent died testate;

6. That Affiant knew that at date of death said Decedent held a undivided interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 48 on the Plan of Morning View Subdivision, Section Two, of record in Book 2133, page 99, Register's Office for Davidson County, Tennessee:

Said Lot No. 48 fronts 190 feet on the Westerly side of Graycroft Avenue and runs back 216.08 feet on the northerly line and 217.45 feet on the Southerly line to a dead line measuring 190 feet thereon.

Being the same property conveyed to Henry G. Napier and wife, Pauline W. Napier by Warranty deed from Henry L. Stowers and wife, Ann E. Stowers of record in Book 6475, page 851, Register's Office for Davidson County, Tennessee, dated January 15, 1985 and recorded on January 16, 1985.

Pauline Wood Napier died January 10, 2006, survived by husband, Henry Gordon Napier as the tenant by the entirety.

Henry Gordon Napier died June 27, 2020. Last Will and Testament of Henry Napier was not probated, property devised, per stirpes, to his daughters, Betty Michelle Shelby and Lisa Evelyn Johnson.

Being also known as 807 North Graycroft Avenue, Madison TN 37115.

7. That Decedent died on the 27th day of June 2020 and was at the time a resident of Robertson County, Tennessee.

8. That the following persons are ALL of the children born to or adopted by Decedent during his/her lifetime (list all children, living or deceased):

   Betty Michelle Shelby, Daughter
   Lisa Evelyn Johnson, Daughter

9. That the following persons constituted all of the heirs-at-law of Decedent at his/her date of death:

   Betty Michelle Shelby, Daughter
   Lisa Evelyn Johnson, Daughter

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

    Betty Michelle Shelby, Daughter
    Lisa Evelyn Johnson, Daughter

11. Additional information, if any, either known or understood to be true by Affiant:

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 1st day of July 2022.

Seth Riddle
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed to and sworn before me this 1st day of July 2022.

Notary Public

My Commission Expires: 5/9/2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

LAST WILL AND TESTAMENT

OF

HENRY NAPIER

I, **HENRY NAPIER**, being a resident of Davidson County, Tennessee, do make, declare and publish this my Last Will and Testament, hereby revoking all former wills and codicils.

ITEM I

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executrix as soon as practicable after my death. I further direct that my Executrix pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this will or otherwise, as an expense of administration, without apportionment.

ITEM II

I give and devise any vehicle which I may own at the time of my death to my daughter, **BETTY MICHELLE SHELBY**. I direct that my Executrix sell all of my property real and personal, the and that the proceeds from the sale of said property shall be divided equally between my daughters, *per stirpes*, **BETTY MICHELLE SHELBY and LISA EVELYN JOHNSON.**

The rest and residue of my estate shall be bequeathed in equal shares to my daughters, ***per stirpes,*** **BETTY MICHELLE SHELBY and LISA EVELYN JOHNSON.**

Henry Napier

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ITEM III

If any beneficiary under this Will contests this Will or any of its provisions, any share or interest in my estate given to this contesting beneficiary is revoked and shall be disposed of as if that contesting beneficiary had not survived me.

ITEM IV

I hereby authorize my Executrix to make deeds or bills of sale to the purchaser conveying titles to any and all property without the necessity of Court approval, and further authorize that my Executrix perform without the necessity of placing a bond.

I direct pursuant to Tenn. Code Ann. § 31-2-103 that any interests in real property which I may own at my death be administered as part of my estate subject to the control of my personal representative, who shall have full power to grant, bargain, sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the sole discretion of my personal representative, without the approval or joinder of any beneficiary and without the necessity of any person or entity looking to the application of any proceeds that may or might result from any acts of my personal representative in the premises.

ITEM V

I authorize my Executrix or any alternate 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, to exercise any and all 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

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fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this will) are granted even should said statute be amended or repealed at the time of my death.

ITEM VI

I appoint my daughter, **BETTY MICHELLE SHELBY**, to serve as Executrix of this my Last Will and Testament. I direct that no bond or other security be required of my said Executrix for the faithful performances of her duty as such.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my last will and testament, consisting of four (4) typewritten 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 27th day of March, 2015 at Nashville, Tennessee.

Henry Napier
HENRY NAPIER

Signed, sealed, published and declared by the Testator, **HENRY NAPIER** to be his last will and testament in the presence of all of us at one and the same time, and we, at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Signature
Meredith Bell
Written Name
217 Bluegrass Dr.
Address
Clarksville, TN
City, TN

Signature
Amanda Pedigo
Written Name
4205 Gallatin Pike
Address
Nashville, TN 37216
City, TN

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AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make Oath; that the Testator, **HENRY NAPIER** on this the 27th day of March, 2015 declared and signified to us the foregoing signed said instrument to be his Last Will and Testament; that she then signed said instrument in our sight and presence; that we at his request and in his sight and presence and the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of his execution of the foregoing instrument, **HENRY NAPIER,** was more than 18 years of age and we believed him to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testator on the day and date above written.

This Affidavit is made and written under the provisions of TCA 32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testator for proof as to the execution of said Will.

AFFIANT

AFFIANT

Sworn to and subscribed before, me this the 27th day of March, 2015.

NOTARY PUBLIC

My Comm. Exp. 12/6/2016

KAREN BURNETTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS DOCUMENT WAS PREPARED BY:
BECK & BECK ATTORNEYS, PLLC
4205 Gallatin Road
Nashville, TN 37216
(615) 226-9000

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CERTIFICATION

I, Ashley Davis, do hereby make oath that I am a licensed attorney and/or 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 _____ (date of document).

_____
Affiant Signature

_____
Date

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Sworn to and subscribed before me this 1 day of _____, 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 5/13/2024

BRIDGET HENDRICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN