This instrument prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Suite 200
Brentwood, TN 37027
MJ-22-3150

Karen Johnson Davidson County
Batch# 895158 AFFIDAVIT
07/28/2022 08:31:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220728-0085928

SCRIVENER'S AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Rutherford

Comes now, Ben Seamon, of Bell & Alexander Title Services, Inc., hereinafter referred to as Affiant, on this ~~22nd~~ * 27th day of July, 2022, and after first being duly sworn according to law, does state the following as true and correct to the best of his/her knowledge, information and belief: NS

1. **The Affiant prepared an Affidavit of Heirship, dated September 8, 2021, recorded September 22, 2021, in Instrument Number 20210922-0127577, in the Register's Office for Davidson County, Tennessee.**

2. **That the above mentioned Affidavit of Heirship was recorded with an error as follows:**

   A.) The "**LAST WILL AND TESTAMENT OF NETTIE ROSE FLIPPEN**", was inadvertently omitted from recording as the **"Exhibit A"**.

3. **That Affiant makes this affidavit for the purpose of amending the original Affidavit of Heirship as follows:**

   A.) The "**LAST WILL AND TESTAMENT OF NETTIE ROSE FLIPPEN**", attached hereto as **"Exhibit A"**, to be recorded herewith said Affidavit of Heirship.

Affiant further said not.

AFFIANT

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ben Seamon, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~22nd~~ 27th day of July, 2022. NS

Notary Public

My Commission Expires:

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

EXHIBIT A

LAST WILL AND TESTAMENT

OF

NETTIE ROSE FLIPPEN

oooOooo

I, NETTIE ROSE FLIPPEN, a resident of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make and declare this to be my Last Will and Testament, and hereby revoke any and all other wills and codicils heretofore made by me.

ITEM I: I direct that my Executor pay all of my just debts, including the expenses of my last illness and funeral and the cost of administering my estate out of my general estate as soon as practical after my death. I direct that my Executor shall, insofar as possible, pay out of that portion of my estate which does not qualify for the marital deduction, all estate, inheritance, succession and other taxes assessed by reason of my death.

ITEM II: I hereby give and bequeath all of my personal effects, clothing, automobiles, household furnishings, and other tangible personal property to my husband, WILLIAM WADE FLIPPEN, provided he survives me. In the event that my husband fails to survive me, then all of such items shall be equally divided between my two children, DEBORAH FLIPPEN TURMAN and JOHN MORGAN GOSSETT.

ITEM III: All of the rest and residue of my property, of whatever nature and wherever located, including the proceeds of any policies of insurance on my life subject to the provisions of my Will, I hereby give, devise and bequeath as follows:

(1) To my husband, WILLIAM WADE FLIPPEN, provided he survives me.

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(2) If my husband fails to survive me, to my children, DEBORAH FLIPPEN TURMAN and JOHN MORGAN GOSSETT, in equal shares.

(3) If either of my children fail to survive me and also fail to leave a child or children surviving, then my surviving child shall receive the deceased child's share.

(4) If either of my children fail to survive me and also leaves issue surviving, then the deceased child's share shall be held in trust for the use and benefit of such issue, equally, by the surviving natural parent of such issue, or if none, by their legal custodian, as trustee, without bond, for the use and benefit of such issue until the youngest reaches the age of twenty-one (21) years, at which time all remaining assets of the trust shall be distributed to the then living issue of a deceased child of mine equally, and the trust shall terminate.

(5) Any trustee created herein shall have full power and authority, in his sole discretion, without court approval, to encroach upon the corpus of any trust for the benefit of any beneficiary while such beneficiary is entitled to the benefit therefrom, whenever in the judgment of the trustee unusual circumstances, emergency conditions, or reasonable requirements for the education, support or maintenance of said beneficiary justifies such an invastion.

(6) The income and other beneficial interests under the trust created by this Will in the various beneficiaries shall not be liable for their debts, and shall not be assigned, anticipated, encumbered or otherwise disposed of by such beneficiaries and shall not be taken on execution, reached by creditors' bill, garnishment or in any other manner at law or in equity by persons having claims against them.

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ITEM IV: I hereby appoint my husband, WILLIAM WADE FLIPPEN, as Executor, without bond. If for any reason my husband is unable to serve as Executor, then my daughter-in-law, RAMONA O. GOSSETT, shall serve as Executrix, also without bond.

ITEM V: My Executor (or Executrix) and any trustee shall have all of the powers enumerated in Tennessee Code Annotated, Section 35-618, as it is now written and such additional powers as hereafter may be incorporated therein, and all powers, duties, and discretions now or hereafter conferred by law.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament, consisting of three (3) pages, each of which is identified by my signature thereon, this 16 day of ~~February~~ March, 1984, in the presence of each and all of the subscribing witnesses, whom I have requested to act as such by signing the attestation clause set forth hereinbelow.

Nettie Rose Flippen
NETTIE ROSE FLIPPEN

Signed by the said NETTIE ROSE FLIPPEN as and for her Last Will and Testament, in the presence of us, the undersigned, who at her request and in her sight and presence, and in the sight and presence of each other, have subscribed our names hereto as attesting witnesses, on the day and date above written.

Carolyn Dawn Flippen (WITNESS)

J C Flippen Jr (WITNESS)

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AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, the undersigned, being first duly sworn, do hereby make oath that NETTIE ROSE FLIPPEN, on the 16 day of March, 1984, declared to us that the foregoing instrument dated 3-16-84, 1984, was her Last Will and Testament; that she then signed the said instrument in our sight and presence; that we, at her request and in her sight and presence, and in the sight and presence of each other, subscribed our names to such instrument as attesting witnesses; that at the time of execution, the said NETTIE ROSE FLIPPEN was of sound mind and disposing memory, and did not appear to be under any undue influence; and the undersigned make oath that they are more than eighteen (18) years of age.

Carolyn Dawn Flippen

J C Flippen

Sworn to and subscribed before me,
this 16th day of March, 1984.

John M. Gossett
Notary Public

My Commission Expires: 10/19/86

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Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/27/2022.

Affiant Signature

7/27/2022

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 27 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY