THIS INSTRUMENT PREPARED BY:
SPENCER FANE LLP
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 920562 AFFIDAVITH
09/22/2022 02:59:30 PM 15 pgs
Fees: $77.00 Taxes: $0.00
20220922-0105571

Owner: Alice F. Huffines

Send tax notice to: 606 Clifton Drive
Goodlettsville, TN 37072

Map/Parcel No.: 53-16-59

AFFIDAVIT OF INHERITANCE (REAL ESTATE)

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, being duly sworn, deposes and says:

Harry D. Huffines, a resident of Davidson County, State of Tennessee, died November 28, 2004. At his death, Harry D. Huffines and Alice F. Huffines as tenants by the entirety, held a one-half tenant in common interest in the following described real estate and with Harry D. Huffines having predeceased Alice F. Huffines, said interest vested in her. In addition, at his death, Harry D. Huffines, held a one-half (1/2) tenant in common interest in his individual name in the following described real estate.

See Exhibit A, attached and incorporated herein.

Alice F. Huffines received said one-half (1/2) tenant in common interest in the real estate described above held by Harry D. Huffines in his individual name at his death by virtue of:

Being the beneficiary of the real estate under the provisions of the decedent's Will, probated in the Chancery Court of Davidson County, State of Tennessee, Case No. 09P-1134. Certified copies of (i) the Order to Probate Will for Muniment

of Title and (2) the decedent's Will, are attached hereto as **Exhibit B.**

Alice F. Huffines now owning the real estate in fee simple

There are no debts or encumbrances remaining that are or might become a lien on the interest in the described real estate.

Alice Faye Huffines
ALICE FAYE HUFFINES

STATE OF TENNESSEE)
COUNTY OF Robertson)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared ALICE FAYE HUFFINES, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the forgoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 2nd day of September, 2022.

CAROLINE HUFFINES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Caroline Huffines
Notary Public

My Commission Expires:
April 23, 2025

THE ABOVE LEGAL DESCRIPTION IS THE SAME AS THAT CONTAINED IN THE PREVIOUS DEED OF RECORD. SUBJECT TO ANY AND ALL PLATS,

EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD. THIS AFFIDAVIT OF INHERITANCE IS PREPARED ON INFORMATION PROVIDED BY THE UNDERSIGNED AND NO EXAMINATION HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD. THE PREPARER GIVES NO OPINION AS TO TITLE.

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 OF A TESTAMENTARY DEVISE.

EXHIBIT A

Being the easterly 50 feet of the southerly 250 feet of the westerly 1/2 of Lot No. 17 and westerly 25 feet of the southerly 270 feet of the easterly ½ of Lot No. 17, on the Map of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, 150 feet west of the common corner of Lot Nos. 16 and 17 on said plan; thence at right angles to Old Hickory Boulevard, northerly 270 feet; thence at right angles westerly 75 feet to the northeast corner of part of Lot No. 17 conveyed to Robert Vale Adams and wife by Deed of record in Book 1151, Page 438, Register's Office for Davidson County, Tennessee aforesaid; thence southerly along Adams' easterly line, 270 feet to the northerly margin of Old Hickory Boulevard; thence along the northerly margin of said Boulevard easterly 75 feet to the point of beginning.

Being the same property conveyed to Malcom Huffines and wife, Mazell Huffines from Charles Brown and wife, Beatrice Brown, of record in Book 1345, Page 354, Register's Office for Davidson County, Tennessee. Mazell Huffines having predeceased Malcom Huffines with her interest therefore vesting in him. Malcom Huffines died testate on the 22nd day of April

2001, a resident of Davidson County, Tennessee, with his Last Will and Testament, naming Harry Dewayne Huffines and Bobby Clay Huffines as his sole beneficiaries, and being admitted to probate in the Probate Court of Davidson County, Tennessee on February 26, 2002, Docket No. 02P-247.

Being the same property whereby a one-half (1/2) interest in said property was conveyed to Harry D. Huffines and Alice Faye Huffines by Quitclaim Deed of record in Instrument No. 20020325-0036086. Harry Dewayne Huffines having predeceased Alice Faye Huffines with his interest therefore vesting in her.

Further, being the same property whereby a one-half (1/2) interest in said property was conveyed to Harry Dewayne Huffines by Quitclaim Deed from Bobby Clay Huffines of record as Instrument No. 20020725-0089157, Register's Office of Davidson County, Tennessee.

6" = "6" "NSH 2439495.3 " "" NSH 2439495.3

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EXHIBIT B

STATE OF TENNESSEE

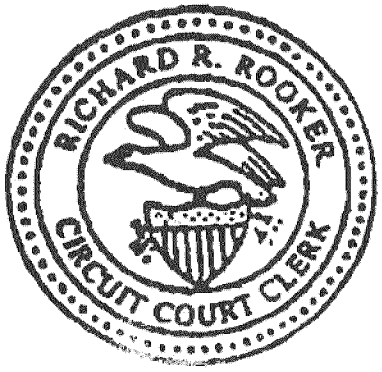
I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the FINAL ORDER heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 05 day of AUGUST, 2009, in Docket Number 09P1134, IN RE: HUFFINES, HARRY DEWAYNE, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 06 day of JULY in the year 2022 and in the 246 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]



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FILED
2009 AUG -5 AM 10: 20
RICHARD R. ROOKER, CLERK
D.C.

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

IN THE MATTER OF THE ESTATE OF)
)
HARRY DEWAYNE HUFFINES, Deceased)
)

No. 09P1134

ORDER ADMITTING WILL FOR MUNIMENT OF TITLE TO REAL ESTATE

Based on the examination of the Petition, the original of the Last Will and Testament, and statements by Petitioners' attorney on August 5, 2009, the Court finds the following:

A. Decedent was a resident of 3325 Freeman Hollow Road, Goodlettsville, Tennessee.

B. Decedent also owned real property known as 3804 Old Hickory Blvd., Old Hickory, Tennessee.

B. Decedent died on November 28, 2004, at the age of sixty-five (65).

C. Decedent left a Last Will and Testament dated September 19, 1986.

D. The Last Will and Testament executed on the 19th day of September, 1986, is self-proving and properly executed and admitted for muniment of title only.

Based on these findings, the Court orders the following:

1. Decedent's Will dated September 19, 1986, is admitted for the limited purpose of establishing a muniment of title to real estate known as 3804 Old Hickory Blvd., Old Hickory, Tennessee, without the necessity of granting letters testamentary or otherwise proceeding with administration. The Will and Petition are incorporated in this ORDER.

2. That Alice Faye Huffines as decedent's devisee be vested with a muniment of title to decedent's real property known as 3804 Old Hickory Blvd., Old Hickory, Tennessee.

3. Costs are assessed to the Petitioner for which execution may issue.

Entered Aug 5, 2009.

~~Chancellor~~ Judge

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APPROVED FOR ENTRY:

KATHRYN A. STRONG #026620
Smith.Sholar.Associates.PLLC
1164 Nashville Pike
Gallatin, TN 37066
615-452-5282
fax 615-452-5277

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing ORDER was mailed to:

Michael Wayne Huffines, 500 West Angela Circle, Goodlettsville, TN 37072.

Patrick Allen Huffines, 1306 Riverside Drive, Nashville, TN 37206

with sufficient postage thereon on this 5 day of August, 2009.

KATHRYN A. STRONG

STATE OF TENNESSEE

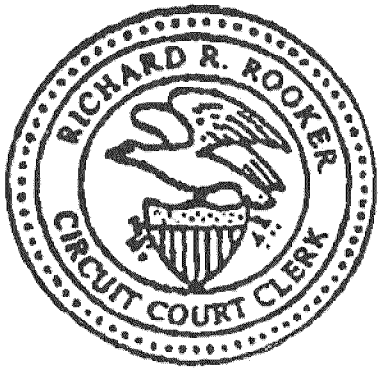
I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 05 day of AUGUST, 2009, in Docket Number 09P1134, IN RE: HUFFINES, HARRY DEWAYNE, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 06 day of JULY in the year 2022 and in the 246 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

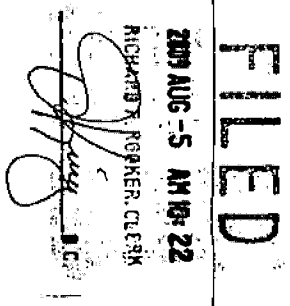


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Last Will and Testament

OF

HARRY DEWAYNE HUFFINES



I, **HARRY DEWAYNE HUFFINES**, of Davidson County, Tennessee, being of sound mind and disposing memory, realizing the uncertainty of life and the certainty of death, do hereby make and publish this my Last Will and Testament, hereby revoking all Wills and Codicils thereto by me at any time heretofore made.

I.

I direct that all my just debts and funeral expenses be paid from my estate.

II.

Except as otherwise directed herein, I give, devise and bequeath to my wife, **ALICE FAYE HUFFINES**, absolutely and in fee simple, all the property, both real and personal, which I own or have a right to dispose of after my just debts and funeral expenses have been paid.

III.

In the event my said wife does not survive me, or shall die in a common accident or disaster, or within sixty days after my death, then I give, devise and bequeath all the property of all kinds, wherever situated, belonging to me at my death, to my two sons, **MICHAEL WAYNE HUFFINES and PATRICK ALLEN HUFFINES**, in equal parts, to share and share alike.

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IV.

If either of my sons also predeceases me, then that child's share shall go to the surviving son as Trustee, to be held in trust for the deceased son's children, my grandchildren, in equal parts upon the following terms:

The Trustee shall have the power to invest and reinvest the money and other property belonging to said Trust in insured accounts only, retaining all income from such investments to accummulate in said trust corpus. When any of the grandchildren reaches the age of 25, the Trustee shall disburse such grandchild's share of the Trust corpus to said grandchild; but in no event shall any part of the trust fund be distributed to a grandchild who has not attained the age of 25 years.

V.

Although my wife and I are executing our Wills at or about the same time, I desire to make it plain that there has been no contract between my wife and me to make a mutual testamentary disposition of our property. It is my intention that no such contract be inferred from the execution of Wills that are substantially similar in content. It is my intention that, in the event my wife survives me, that she have full power to execute codicils to her Will and to revoke said Will and to execute a later Will or Wills, making such disposition of her estate as she may desire and at her sole discretion, including any and all the property passing to her under the provisions of this Will.

VI.

I nominate and appoint my wife, **ALICE FAYE HUFFINES,** as Executrix of this my Last Will and Testament, and I authorize my said Executrix to do any and all things, which in her opinion are necessary to complete the administration and settlement of my

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estate, including full right, power and authority without the order of any Court, upon such terms and under such conditions, which to my said Executrix shall seem best as to the proper management of my estate, to bargain, sell, convey, transfer, deed, mortgage, lease, exchange, pledge, manage and deal with any and all property belonging to my estate, to compromise, settle, adjust, release and discharge any and all obligations or claims in favor of or against my estate, without in any way limiting the scope or powers enumerated herein of my Executrix. I hereby specifically give to my Executrix, full power to retain any and all securities and property owned by me at the time of my demise whenever in her absolute and uncontrolled discretion, such a course shall seem to my Executrix to be best without liability for depreciation or loss, free from investment restrictions incident to trusteeship or executorship, whether imposed by common law or statute. In the execution of said duty and power, said Executrix shall have the power to comply with all legal requirements as to the execution of deeds and all other writings, documents and formalities without the Order of any Court.

In the event my said wife, **Alice Faye Huffines,** does not survive me or for any reason fails to qualify as Executrix of this my Last Will and Testament, then I request that my son, **MICHAEL WAYNE HUFFINES,** shall be the Executor and shall have the rights, powers, liabilities, privilegs and immunities, which are heretofore given to my said wife as Executrix. I request that no bond be required of my wife as Executrix or of my son as Executor.

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IN WITNESS WHEREOF I have hereunto set my Hand and Seal to this my Last Will and Testament on this the 19th day of September, 1986.

Harry Dewayne Huffines
HARRY DEWAYNE HUFFINES - Testator

ATTEST TO EXECUTION OF WILL:

Tracy J. Woodard (Name) — 919 W. Main St. Hendersonville Tn. (Address)

J K. Woodard (Name) — 717 N. Main St. Hendersonville Tn (Address)

PAGE FOUR OF MY LAST WILL AND TESTAMENT Harry Dewayne Huffines

Copy

AFFIDAVIT OF WITNESSES TO THE WILL

OF

HARRY DEWAYNE HUFFINES

STATE OF TENNESSEE

COUNTY OF Sevier

This day personally appeared before the undersigned authority, Tracy J. Woodard and J. K. Mitchell, who having been first duly sworn, did depose and say:

That they are the same persons who subscribed their names as witnesses to the annexed Will of **HARRY DEWAYNE HUFFINES,** bearing the date of the 15th day of September, 1986, that the Testator, **HARRY DEWAYNE HUFFINES,** signed and acknowledged the paper writing here annexed as and for his Will in their presence; that at the time the Testator was of sound mind and disposing memory and over the age of 18 years; that at the request of **HARRY DEWAYNE HUFFINES,** the Testator, they signed their names to the paper writing in the presence of **HARRY DEWAYNE HUFFINES,** and in the presence of each other, as attesting witnesses; and that they are making this Affidavit at the request of the Testator to be offered in evidence when the Will is presented for probate.

Tracy J. Woodard

J. K. Mitchell

Sworn to and subscribed before me
on this the 19 day of September, 1986.

Mary U. Brooks
NOTARY PUBLIC

My Commission Expires: 6-12-89

PAGE FIVE OF MY LAST WILL AND TESTAMENT Harry Dewayne Huffines

CERTIFICATE OF AUTHENTICITY

I, Abena Echternach 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 September 1, 2022 (date of document).

Affiant Signature

9/22/2022
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of September, 2022

Notary's Signature

My Commission Expires: 01-11-2026.

NOAH R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY