Karen Johnson Davidson County
Batch# 948735 AFFIDAVITH
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This instrument was prepared by:
AMP Title, LLC
3010 Caldwell Road #204
Ashland City, TN 37015

GRANTEE(S): CHARLES OLIVER AND TERESA OLIVER WALKER

SEND TAX NOTICES TO: 4013 PLANTATION DRIVE, NASHVILLE, TENNESSEE 37076

MAP PARCEL NUMBER: 075-09-0-225.00

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

The undersigned, being duly sworn, deposes and says:

1. My full name is Jackie Sanders. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 611 Mayflower Street, Clarksville, Tennessee 37042.

3. I have personal knowledge of the matters stated in this Affidavit.

4. Robert Wayne Eldridge died testate on February 19, 2019 in Panama City, Florida. I will refer to this person as the Decedent. (See Last Will and Testament attached hereto as Exhibit A.)

5. Robert Wayne Eldridge was not married at the time of his death.

6. The natural born children of Robert Wayne Eldridge were Torrie Nicole Thomas, Nathan Brian Eldridge and Cory Wayne Eldridge, all of which survive the Decedent. The Decedent did not have any other children, natural or adopted during his lifetime.

7. The real property to which this Affidavit applies is located at 4013 Plantation Drive, Hermitage, Tennessee 37076 in Davidson County, Tennessee, more fully described as:

   Land in Davidson County, Tennessee, being Lot No. 1089 on the Plan of Section Nine, Hermitage Hills of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

   Beginning at a point in the westerly margin of Bonnaspring Drive at the common front comers of Lots Nos. 1089 and 1090, northwardly with said margin of said drive 88 feet to a point, the beginning of a curve; thence northwestwardly 39.27 feet around said curve to a point in the southerly margin of Plantation Drive 86.0 feet to a

point, the common northerly comers of Lots Nos. 1088 and 1089, 132.12 feet to a point; thence eastwardly with the line between Los Nos. 1090 and 1089, 120.10 feet to the point of beginning.

8. At the time of the Decedent's death, the Decedent resided at 5813 Hickory Street, Panama City, Florida 32404.

9. The estate of the Decedent was not administered in a proceeding in Tennessee.

10. The estate of the Decedent was administered in a proceeding supervised by the Bay County, Florida Probate Court, Case No. 19-831-CP. Said estate was closed on September 19, 2019.

11. Facts concerning my relationship to the Decedent are: lifelong family friend having knowledge of the family and its history.

Jackie Sanders

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

DONAVAN MADISON MCINTOSH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission expires:
7-15-2026

Exhibit A

A CERTIFIED TRUE COPY
BILL KINSAUL CLERK
OF THE CIRCUIT COURT
By _____
Deputy Clerk

LAST WILL AND TESTAMENT OF

ROBERT WAYNE ELDRIDGE

I, ROBERT WAYNE ELDRIDGE of the city of Panama City, County of Bay and State of Florida, which I declare to be my domicile, being of sound and disposing mind and memory, do hereby make, publish, and declare this to be my LAST WILL AND TESTAMENT, hereby revoking all Wills and Codicils at any time heretofore made by me.

FIRST: HEIRS

I have three children.
Torrie Nicole Thomas, daughter and Nathan Brian Eldridge and Cory Wayne Eldridge.

SECOND: PERSONAL REPRESENTATIVE

I nominate and appoint my daughter, Torrie Nicole Thomas of Chapmansboro, Tennessee as Executrix of this, my will. The term "Executor" or Executrix" may be used interchangeably as appropriate, and may also be identified as my "Personal Representative" in this my Last Will.

THIRD: BOND INVENTORY & ACCOUNTING

I direct that no Executor or Executrix or other legal representative of my estate shall be required to furnish any bond or other security in any jurisdiction. I waive any requirement for inventory and direct that no final accounting shall be required of my personal representative.

FOURTH: AUTHORITY of PERSONAL REPRESENTATIVE

I confer upon my Executor or Executrix all powers granted to fiduciaries under the laws of the state of Tennessee, and particularly under the statutory provisions contained in Tennessee Code section 30-1-101 et. sec. and section 35-50-110 all of which provisions are incorporated herein as if copied verbatim, whether my estate is administered in the state of Tennessee or elsewhere. These powers as set out in said statutes on the date of the execution of this my Will, are granted even should said statute be amended or repealed at the time of my death. In addition to the powers granted by law, I authorize my Executor or Executrix or other legal representatives of my estate:

(A) To sell, mortgage, encumber, pledge or lease any real property, or interest in real property owned by me at the time of my death, without the joinder of any beneficiary and at such price or under such terms as he shall see fit. I further grant my personal representative the authority to execute any document necessary to accomplish or complete any such sale, mortgage, encumbrance, pledge or lease.

FIFTH: PAYMENT of EXPENSES

I direct my Personal Representative to pay all of my just debts, taxes, and last expenses, including my funeral expenses and the expenses of administration of my estate shall be paid by my Personal Representative as soon as practicable after my death. The Executor shall pay all estate, inheritance and other death taxes which shall become payable by reason of my death as an expense of administration without apportionment. [Any Debt secured by a Deed of Trust, Mortgage or lien shall be paid until such time as it may be sold, transferred or disposed of, except that if the amount of the debt exceeds the value of the secured property my Executor or Executrix may, in his or her discretion choose not to pay the indebtedness and forfeit the property secured without any repercussion.]

Robert W Eldridge
1-25-2019

of my Last Will and Testament

SIXTH: PERSONAL PROPERTY

(a) I give, devise, and bequeath all my personal property to my daughter Torrie Nicole Thomas.

SEVENTH: REAL PROPERTY

(a) I give, devise, and bequeath all my real property located at 5813 Hickory Street, Bay County, Florida to my daughter Torrie Nicole Thomas.

(b) I own real property with Dean Eldridge and Wanda McMurtry located at 949/949 ½ Clark Street, Clarksville, Montgomery County, Tennessee. I give, devise, and bequeath my part which is 1/3 interest to my sons Cory Wayne Eldridge and Brian Eldridge and if either of them refuse to except this from me then I give their portion of my 1/3 interest of the real property located in Clarksville, Tennessee to Torrie Nicole Thomas.

EIGHTH: RESIDUARY ESTATE

All the rest, residue and remainder of my property, of every kind and nature and wherever situated, whether real property or personal property (my "residuary estate"), I give to my daughter, Torrie Nicole Thomas

NINTH: TAXES

I direct that all estate, inheritance, succession, transfer or other death taxes assessed by any taxing authority, whether foreign or domestic, in respect of all property taxable by reason of my death or by reason of the inclusion of such property in my gross estate for estate tax purposes, be paid without apportionment, first from that portion of my residuary estate which does not qualify for the marital deduction and, thereafter from any portion of my residuary estate which qualifies for the marital deduction, without apportionment.

TENTH: SIMULTANEOUS DEATH

If any person who may be interested in my estate dies at the same time as I die or under such circumstances that there is insufficient evidence to determine which of us died first, then it shall be presumed that such person predeceased me.

ELEVENTH: REMAINS

I direct the Executor or Executrix to arrange for my funeral and burial.

Robert W. Eldridge
1-25-2016

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WELFTH: DEFINITIONS

Throughout this Will I direct that the term "give" shall be deemed to include the term "bequeath" or "devise" when appropriate.

IN WITNESS WHEREOF, I sign, seal, publish and declare this instrument as my Last Will and Testament on this 25 day of January, 2019 at Pleasant View, Tennessee.

The foregoing instrument, consisting of this and three (3) preceding typewritten pages was signed, published and declared Robert Wayne Eldridge, the testator , to be his last will and testament in the presence of each of us and all of us together; and the testator, upon declaring this document to be his last will and testament, requested each of us to sign the same as attesting witnesses; and we thereupon signed our names hereto as such witnesses, in the presence of the testator, and in the presence of each other, on this 25 day of January, 2019. We further state that each of us believes that, at the time he executed the foregoing instrument, the testator was of sound mind and memory, of lawful age, and did so execute it as his own free act and deed and not under the unlawful influence of any person.

Robert W. Eldridge 1-25-2019

Lisa Baker residing at 2752 Dick Farmer Rd
Witness Cedar Hill TN 37032

CHERYLE SHEARON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

residing at 2824 Forrest Dr.
Witness Pleasant View TN 37146

This Will was Prepared By:
Terrance E. McNabb
Attorney at Law
1018 Industrial Drive
Suite 104
Pleasant View, Tennessee 37146
615-746-2121

of my Last Will and Testament

Robert W. Eldridge
1-25-2019

202212070127522

AFFIDAVIT
OF
ATTESTING WITNESSES

ATE OF TENNESSEE }
UNTY OF CHEATHAM }

Robert Wayne Eldridge Lisa Baker and Opal Lynch
st being duly sworn, depose and say:

(1) That they are, respectively, the Testator and the Witnesses whose signatures appear on the attached or foregoing Will;

(2) That, on January 25, 2019 in the presence of each of the undersigned Witnesses, Robert Wayne Eldridge signed his name to the attached or foregoing Will at the end thereof and each of the undersigned Witnesses saw the Testator sign the Will;

(3) That, at the time he signed the Will, the Testator declared the instrument so signed by him to be his Last Will and Testament;

(4) That each of the undersigned Witnesses, at the request of the Testator, and in his sight and presence, and in the sight and presence of each other, thereupon signed as a Witness thereto;

(5) That the Testator, at the time of the execution of the Will, was at least eighteen (18) years of age;

(6) That, in the opinion of each of the undersigned Witnesses, the Testator was, at the time he signed the Will, of sound mind, memory and understanding;

(7) That, in the opinion of each of the undersigned Witnesses, the Testator was, at the time he signed the Will, under no restraint or in any respect incompetent to make a Will;

(8) That the Testator could read, write and converse in the English language;

(9) That the Testator was not suffering from any defect of sight, hearing or speech or from any physical or mental impairment which would affect his capacity to make a valid Will;

(10) That the Testator signed only one copy of the Will on such occasion;

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(11) That each of the undersigned Witnesses was acquainted with the Testator examined proof of Testator identity at the time the will was witnessed.

Robert W. Eldridge
ROBERT WAYNE ELDRIDG 2752 DICK FARMER RD
Witness CEDAR HILL TN 37032
Witness

CHERYL SHEARON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Subscribed, sworn and acknowledged before me Cheryl Shearon, a Notary Public, Robert Wayne Eldridge the Testator, and by Lisa Baker and Opal Lynch, Witnesses, this 25 day of January 2019.

Cheryl Shearon
Notary Public

My commission expires January 25, 2022

202212070127522

IN THE CIRCUIT COURT OF THE FORTEENTH JUDICIAL CIRCUIT
IN AND FOR BAY COUNTY, FLORIDA

WILL DEPOSIT NO. 19000056WL

OFFICIAL RECEIPT FOR LAST WILL AND TESTAMENT

(Deposited under provisions of Section 738.901 F.S.)

n TORRIE THOMAS the purported Last Will and Testament of ROBERT WAYNE ELDRIDGE

2019

/2019

BILL KINSAUL,
CLERK OF THE CIRCUIT COURT

CIRCUIT COURT
BAY COUNTY, FLORIDA

Deputy Clerk

True Copy Certification

I, **Kaz Arbogast,** 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 this the ~~5th~~ 22nd day of ~~December~~ November, 2022.

Affiant Signature
Date December 5, 2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

