Karen Johnson Davidson County
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Prepared By:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now, Linda Pierce, (hereinafter referred to as "Affiant") being first duly sworn, make oath as follows:

1. I am over the age of eighteen (18) and have personal knowledge of the facts stated herein.

2. I reside at: 5248 Almadale Circle Brentwood, TN 37027

3. I personally knew Ann Holman Watson, deceased (hereinafter referred to as "Decedent"), and have personal knowledge of the family of Decedent by reason of the following (e.g., kinship-describe relationship, neighbor, business relationship, etc.):
neighbor

4. Ann Holman Watson (the "decedent") died 06/30/2023.

5. Decedent died with a Will, that was not probated. Copy of Will attached.

6. The decedent died without a surviving spouse.

7. The decedent had two children born to her and/or adopted to wit,

Melissa Watson Caldwell and Priscilla Watson Maxwell

8. At the time of her death, the decedent owned real property located at 314 Garrett Drive, Nashville, TN 37220 in Davidson County, Tennessee. The decedent received her interest in said real property by Quitclaim Deed from Ann Holman Watson and Betty Holman Adair as Co-Executrix of the Estate of Fred M. Holman, and each individually, of record in Instrument No. 20010110-0003329, Register's Office for Davidson County, Tennessee.

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Metropolitan Escrow, Inc. and First American Title Insurance Company, and Affiant agrees to indemnify the aforesaid title companies against any loss or damage if the information provided herein is fraudulent and/or false.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated this 26th day of July, 2023.

Linda Pierce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 26th day of July, 2023, as being executed by Linda Pierce.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
SEAL

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Linda Pierce, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 26th Day of July, 2023

My Commission Expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
SEAL

TCA 30-2-712 (f)
Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

LAST WILL AND TESTAMENT OF

ANN HOLMAN WATSON

I, Ann Holman Watson, of the City of Nashville, County of Davidson, and State of Tennessee, being over the age of eighteen years and of sound and deposing mind and memory, realize the nature of my property, the extent of my property, and the necessity of making an orderly disposition of my property. I am married and live at 605 Dunston Drive, Nashville, TN 37211. Therefore, I hereby make, ordain, publish and declare this to be my Last Will and Testament, hereby revoking any and all other wills and codicils which I have made prior to this date.

ARTICLE I: I hereby direct that all of my just debts, funeral expenses, and expenses of administration of my estate be paid from the funds of the estate as soon as practicable after my death.

ARTICLE II: I hereby name and appoint my daughters, Melissa Watson Caldwell and Priscilla Watson Maxwell to be Executrixes of this my Last Will and Testament, and that they not be required to give bond or other security. I hereby authorize and empower my Executrixes to sell and convert into cash any and all of my real and personal property without a court order.

ARTICLE III: I hereby give, devise, and bequeath any and all of my property, both real and personal, of whatever kind, nature, and description or location in equal shares to my daughters, Melissa Watson Caldwell and Priscilla Watson Maxwell, per stirpes.

In conclusion, I have signed this Last Will and Testament, which is typewritten on 3 sheets of paper, on this 12 day of December 1995, and have also written my name on each margin of the preceding ____ pages hereof.

12-12-95
DATE

Ann Holman Watson
ANN HOLMAN WATSON - Testator

202309060069764

On the ____ day of _____, 1995, Ann Holman Watson, the Testator, states that the foregoing instrument was her Last Will and Testament, and she requested us to act as Witnesses to it and her signature thereon. Ann Holman Watson signed the Will in our presence, we being present at the same time. We now, at her request, in her presence, and in the presence of each other, hereunto subscribe our names as Witnesses and each of us declares that in his or her opinion this Testator is of sound and disposing mind and memory and under no duress, fraud, or undue influence.

Witness:

Name	Address	Date
Gonza Santiago	Castner Knott	12-12-95
Loy M. Harris	CASTNER KNOTT	12-12-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann Holman Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of December 1995.

My Commission Expires Nov. 22, 1997

My commission expires: Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Ann Holman Watson and _____, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of December 1995.

My Commission Expires Nov. 22, 1997

My commission expires: Notary Public

202309060069764

AFFIDAVIT OF WITNESSES

The undersigned Affiants after first being sworn acknowledge and state as follows:

1) On the 12 day of December 1995, Ann Holman Watson signed an instrument before us which she declared was her Last Will and Testament.

2) Ann Holman Watson requested us to act as Witnesses to her Last Will and Testament and her signature thereon.

3) Ann Holman Watson signed the Last Will and Testament in our presence and we, being present at the same time and at her request, signed and subscribed our names in the presence of Ann Holman Watson and in the presence of each other as Witnesses.

4) It is our opinion on this date as Witnesses that this Testator is of sound and disposing mind and memory and under no duress, fraud, or undue influence.

FURTHER THE AFFIANTS SAITH NOT.

Witness our hands and signatures this 12 day of December 1995.

WITNESS:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Ann Holman Watson and _____, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of December 1995.

My Commission Expires Nov. 22, 1997

My commission expires:

Notary Public

202309060069764

My Last Will & Testament is hereby amended as follows:
(dated Dec. 12, 95 witnessed by Ginga Santiago & Joy M. Harris)
I am divorced & live @ 314 Garrett Dr.
Nashville, Tennessee 37211

I have signed this amendment to my Last Will & Testament, which is hand written on 1 sheet of paper, on this 23rd day of October 2008

Ann Holman Watson
Ann Holman Watson

202309060069764

Certification of Recorded Documents

I, Julia Wyatt, 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 5, 2023.

(AFFIANT) - Julia Wyatt

09/05/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 5th day of September, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY