THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

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Karen Johnson Davidson County
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AFFIDAVIT OF HEIRSHIP FOR LINDA JEAN HOWARD STATEMENT OF TERESA MORGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Pursuant to Tenn. Code Ann. § 30-2-712, I, the undersigned TERESA MORGAN after being duly sworn, hereby state as follows:

1. My name is Teresa Marie Morgan. I am over the age of 18 and not under any disability. My permanent residence is 1427 Greenwood Ave., Nashville, Tennessee, 37206.
2. Linda Jean Howard ("Decedent") died on October 17, 2021. Her certified death certificate is attached hereto as **Exhibit A**.
3. I knew Decedent for several months prior to her passing. I became acquainted with her family. She was of sound mind and executed a Last Will and Testament on September 5, 2021. Said Last Will and Testament was admitted to probate in the Davidson County Circuit Court, Docket No. 22P1092. A copy of the Last Will and Testament that was admitted to probate is attached hereto as **Exhibit B**.
4. Decedent owned two (2) parcels of real property located in Davidson County, Tennessee at the time of her death: 902 Delmas Ave, Nashville, Tennessee 37216 ("902 Delmas") and 903 Delmas Ave, Nashville, Tennessee 37216 ("903 Delmas"). She devised both of them through her Last Will and Testament, Item 3 of which states:

   > **"Any real property in which I have an interest at the time of my death shall vest immediately in the named heirs and devisees herein."**

5. Decedent's father, Rufus Puckett, executed a Quitclaim Deed on April 9, 2009 that conveyed all of his interest in 903 Delmas solely to Decedent, of record in Instrument No. 20090413-0033333, Register's Office of Davidson County, Tennessee. 903 Delmas was solely vested in the Decedent at the time of her death.

6. Decedent devised 903 Delmas to her daughter Tammy Rena Medrano through her Last Will and Testament.
7. The Last Will and Testament of the Decedent's father, Rufus Puckett, was admitted for probate only by order of the Second Circuit Court of Davidson County, Tennessee, of record in Instrument No. 2024 0110-0002211. Item III of Rufus Puckett's Last Will and Testament devised 902 Delmas to the Decedent.
8. Decedent devised 902 Delmas Avenue to her sister, Tina Delane Resendiz-Rocha, and her spouse, Margarito Resendiz through her Last Will and Testament.
9. Tammy Medrano resides at 903 Delmas.
10. Tina Delane Resendiz-Rocha and Margarito Resendiz reside at 920 Delmas Ave, Nashville, Tennessee 37216.
11. I further state that I have not executed this document under the undue influence of any individual and do so of my own free will and have received no benefit from the execution of the same.

FURTHER, AFFIANT SAITH NOT.

DATED THIS THE 10th DAY OF JANUARY, 2024.

TERESA MARIE MORGAN

NOTARY ACKNOWLEDGEMENT

On this 10th day of January, 2024 before me, the undersigned, personally appeared Teresa Marie Morgan, known to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed, and that she has personal knowledge of the facts contained therein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2027

Notary Public

My Commission Expires: July 7, 2027

EXHIBIT A

Death Certificate of Linda Jean Howard

(Attached)

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2021 074849

1. Decedent's Legal Name: LINDA JEAN HOWARD			2. Sex: FEMALE	3. Date of Death: 10/17/2021
4. Time of Death (Approx.): 08:39	4a. Age: 73	6. Date of Birth: 03/16/1948	7. Birthplace: NASHVILLE, TN	
8a. Place of Death: DECEDENTS HOME				
8b. Facility Name: 903 DELMAS AVENUE		8c. City or Town: NASHVILLE		8d. County of Death: DAVIDSON
9. Marital Status: DIVORCED	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation: CERTIFIED NURSING ASSISTANT		11b. Kind of Business/Industry: HEALTHCARE
12. Social Security Number: [redacted]	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON		13c. City or Town: NASHVILLE
13d. Street and Number: 903 DELMAS AVENUE		13e. Inside City Limits?: YES	13f. Zip Code: 37216	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: 8TH GRADE OR LESS	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE		
18. Father's Name: RUFUS PUCKETT		19. Mother's Name Prior to First Marriage: MARY MCQUISTON		
20a. Informant's Name: TAMMY MEDRANO	20b. Relationship to Decedent: DAUGHTER	20c. Mailing Address: 570 ANDERSON LANE, MADISON, TN 37115		
21a. Method of Disposition: BURIAL	21b. Place of Disposition: SPRING HILL CEMETERY		21c. Location: NASHVILLE, TN	
22a. Signature of Funeral Director: /e/ JASON QUESENBERRY	22b. License Number: 20164	22c. Signature of Embalmer: /e/ Lauren Griffin-Roach		22d. License Number: 20165
23a. Name and Address of Funeral Home: SPRING HILL FUNERAL HOME AND CEMETERY, 5110 GALLATIN PIKE, NASHVILLE, TN 37216				23b. License Number: 1046
24. Registrar's Signature: /e/ EDWARD G BISHOP III		25. Date Filed: 10/25/2021		

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier: /e/ ALLIE KENITRA HENDERSON-FITTS	27b. License Number: 044801	27c. Date Signed: 10/23/2021

27d. Name and Address: ALLIE KENITRA HENDERSON-FITTS HERITAGE MEDICAL ASSOCIATES 5653 FIRST BLVD. STE 630, HERMITAGE, TN 37076

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) Sequentially list conditions if any leading to the cause listed on line b. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. BREAST CANCER	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed?: NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death: NATURAL	31. Did Tobacco Use Contribute to Death?: UNKNOWN	32. If Female: NOT PREGNANT WITHIN PAST YEAR	
33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?
	34d. Place of Injury		
	34e. Describe How Injury Occurred		34f. Location of Injury

PH-1659E

RDA 10112

13656542

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Lisa Piercey, MD, MBA, FAAP
Commissioner

1 3 6 5 6 5 4 2

Date Issued: Oct-26-2021

CERTIFICATION OF VITAL RECORD

EXHIBIT B

Last Will and Testament of Linda Jean Howard

(Attached)

LAST WILL & TESTAMENT

OF

LINDA JEAN HOWARD

I, LINDA JEAN HOWARD, being of sound mind and contemplating the disposition of my property after my death, do make and declare this document as my Will. I revoke all former wills and codicils.

ITEM 1
FAMILY

I am unmarried as of the date of execution of this Will. I have two daughters, Tammy Rena Medrano and Teresa Lynn Raymond. Tammy Rena Medrano is married to Jose Medrano, and they are residents of Davidson County, Tennessee. Teresa Lynn Raymond is married to Dennis Wayne Raymond, Sr., and I believe that they may be residents of Cheatham County, Tennessee.

For reasons that are important and personal to me, Teresa Lynn Raymond and her heirs shall not inherit any of property, real or personal, from my estate. We have been estranged for many years and she is hereby expressly excluded as an heir, beneficiary or devisee by and through this Will or any other part of my estate.

I am also close with my dear sister, Tina Delane Resendiz-Rocha, and her husband, Margarito Resendiz.

ITEM 2
APPOINTMENT OF EXECUTOR

I nominate the following persons to serve as the Executor of this Will, with such persons to act successively, in the order named, only if the first becomes unable or unwilling to qualify or serve:

1. My daughter, Tammy Rena Medrano;

2. My sister, Tina Delane Resendiz-Rocha.

To the extent permitted by applicable law, no Executor shall be required to furnish bond or other security, file any inventory or file any accountings with respect to the performance of the Executor's duties.

L.J.H.

Any person serving as Executor will render valuable services for which payment of a reasonable fee will be deserved. If any such person desires to be paid a fee, then I do not want any individual serving as Executor to be required to seek approval of a fee from any Court or beneficiary. Accordingly, I authorize any individual serving as Executor to receive and be paid a fee not to exceed the fee that would be charged by a bank or corporate trustee selected by the Executor and located in either my or the Executor's community in accordance with its fee schedule in effect at the time the fee is charged.

ITEM 3
EXECUTOR'S POWERS

Pursuant to the provisions of Tenn. Code Ann. § 35-50-109, I hereby incorporate by reference herein the specifically enumerated fiduciary powers listed in Tenn. Code Ann. § 35-50-110. My Executor, and her successor, shall have and may exercise all of the powers, where applicable, enumerated therein.

Any real property in which I have an interest at the time of my death shall vest immediately in the named heirs and devisees herein.

All powers and discretions conferred on my Executor in this Will may be exercised until final distribution of my estate without approval from any court.

The proceeds of any life insurance payable to my Executor or my estate are to be free from the claims of creditors, and are to be held and distributed as provided by the terms of this Will. My Executor may use (but shall not be required to use) any portion of such proceeds as my Executor deems advisable, exercising a reasonable discretion, for the payment of debts, expenses and taxes, but only if my Executor deems such use of the proceeds to be in the best interests of my legatees and beneficiaries hereunder.

Without otherwise limiting the general grant of authority and power to my Executor in this Will, I grant to my Executor any and all authority, power and access to any and all of my digital assets, including, but not limited to documents, photographs, music, videos, movies, notes, records, memoranda, electronic communications and other information, data and records of all types, kinds and formats (collectively, "my digital estate") stored on any device or in any server or in the "cloud" or elsewhere. My Executor may access, manage, deactivate, delete or take any and all other actions without limitation regarding my digital estate.

My Executor is also granted all authority, power and access over and to any digital and/or electronic device or equipment (collective the "device") owned or used by me during my life and may access any and all of my digital estate on any device.

By granting my Executor this authority, power and access over my digital estate and any device, I expressly provide that my Executor:

(1) has the same authority, power and access as I had during life;

(2) has my lawful consent as an account holder or authorized user; and
(3) is authorized as a user of any account, device, or other repository of my digital estate.

ITEM 4
DEBTS & TAXES

My Executor shall pay any just debts, administration expenses, funeral expense, and any outstanding health care debts. My Executor may decline to pay any alleged debt, in whole or part, or may contest any claim, in whole or in part, on any reasonable basis.

My Executor shall pay all taxes due from my estate prior to making distributions to my beneficiaries.

ITEM 5
TANGIBLE PERSONAL PROPERTY

My Executor shall distribute all my personal property, including but not limited to, household items, vehicles, family heirlooms, and family photos, to whomever she deems proper to receive such items from my estate.

I may leave a letter or other written document either in my own handwriting or signed by me addressing the distribution of certain items of my tangible personal property. It is my desire that the wishes expressed in such document be carried out to the greatest extent possible.

ITEM 6
REAL PROPERTY & RESIDUARY ESTATE

I hereby give and devise all my interest in the real property known as 903 Delmas Avenue, Nashville, Tennessee 37216 to my daughter, Tammy Rena Medrano.

I hereby give and devise all my interest in the real property known as 902 Delmas Avenue, Nashville, Tennessee 37216 to my sister and her husband, Tina Delane Resendiz-Rocha and Margarito Resendiz.

I leave the rest, remainder and residue of my estate to my daughter, Tammy Rena Medrano.

ITEM 7
ADMINISTRATIVE PROVISIONS

A. Choice of Law. The laws of the State of Tennessee shall govern this Will.

B. Minority or Incapacity. During the minority or incapacity of any person (the "beneficiary") to whom any trust income or any trust principal or any cash bequest or gift or any

other distribution of property is payable, the Executor, exercising a reasonable discretion, may make distribution in any one or more of the following ways: (1) directly to such beneficiary such amount as the Executor may deem advisable as an allowance; (2) to the guardian, conservator or limited guardian (including the Executor or any Trustee) of the person or of the property of such beneficiary; (3) to a custodian (including the Executor or any Trustee) in accordance with the Tennessee Uniform Transfers to Minors Act, to hold until such person reaches age 25 or any lower age that such custodian determines appropriate; (4) to a relative (including the Executor or any Trustee) of such beneficiary upon the agreement of such relative to expend such income or principal solely for the benefit of the beneficiary; or (5) by expending such income or principal directly for such beneficiary; or (6) to invest in or contribute to a qualified Internal Revenue Code Section 529 plan as an account owner on behalf of a beneficiary and exercise any options under such account consistent with the purposes set forth herein.

If the capacity of any person who is an Executor or beneficiary under this Will is in question, the person in question shall be conclusively deemed to be incapacitated for all purposes under this Will upon the first to occur of the following:

(1) a written statement that because of any disability, illness or other reason the person in question is unable to give prompt and intelligent consideration to his or her financial and/or legal affairs (a legal adjudication of incapacity, or a certification tantamount thereto, shall not be required to invoke this provision), which is signed by such person's personal, attending physician; or

(2) a determination by a court of competent jurisdiction holding the person in question to be legally incapacitated to act in such person's own behalf or the appointment by such court of a guardian or conservator of such person's person or property.

C. References to Executor. For convenience, any Executor named or referred to (including any successor) is sometimes referred to in the singular person and masculine gender, regardless of the number or gender of those actually named herein.

D. Distribution to Descendants. Unless specifically provided otherwise herein, references to descendants shall include natural-born and adopted descendants. Distribution to the descendants of any deceased person under this Agreement shall be per stirpes.

E. Rule Against Perpetuities. Anything to the contrary notwithstanding, all non-charitable trusts created hereunder (or pursuant to a power of appointment granted hereunder) shall terminate one day prior to the expiration of the permissible period under the relevant application of the Rule Against Perpetuities, if any. Upon such termination, all the assets thereof shall be distributed absolutely to those persons (and in the same proportions) as are then-receiving or entitled to receive the income therefrom.

F. Captions. The captions and headings are for convenience only and shall not define or limit the provisions contained herein.

L.J.H.

IN WITNESS WHEREOF, I sign this Will in the presence of the persons witnessing it, at my request, on this the 5th day of September, 2021.

Linda Howard

LINDA JEAN HOWARD

We, the undersigned subscribing witnesses, do hereby certify that the foregoing Will was signed by Linda Jean Howard in our collective presence after she declared that it was her Will, that she was over the age of 18, that she was not being unduly influenced by anyone during the contemplation, drafting and execution of this Will, that she understood the contents and directions contained therein, and that she was of sound mind.

Witnessed on this the 5th day of September, 2021.

Perry Johnston

Mrs. Edwards McGrath

THIS DOCUMENT PREPARED BY:

TERESA MORGAN, Esq.
MORGAN DALE LAW, PLLC
PO Box 60711
Nashville, TN 37206
(615) 975-9174

L.J.H.

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned persons, after first being duly sworn according to law, depose and say:

1. They witnessed the execution of the Last Will and Testament of Linda Jean Howard dated the 5th day of September, 2021, to which this Affidavit is attached, and that this Affidavit is being made at the request of such person and in accordance with the provisions of Tennessee Code Annotated, Section 32-2-110.

2. Their signatures are affixed to the Will, they signed the Will at the request of such person, and in the presence of such person, and in the presence of each other witness, on the date recited in said Will.

3. Linda Jean Howard signed said paper writing as and for such person's Will in their sight and presence.

4. At the time they witnessed the Will, Linda Jean Howard was eighteen (18) years of age or older, and, in their opinion, of sound mind.

WITNESS

Penny Johnston — Signature

Penny Johnston — Print or Type Name

901 Delmas Ave. Nashville TN 37216 — Address

WITNESS

Mrs. Elmore Myatt — Signature

Elmore Myatt — Print or Type Name

820 Delmas Ave. Nashville, TN 37216 — Address

Sworn to and subscribed before me by the two (2) persons whose signatures are affixed hereto on this 5th day of September, 2021.

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

Teresa Morgan
Notary Public

L.J.H.