Karen Johnson Davidson County
Batch# 1119646 AFFIDAVITH
04/05/2024 12:10:30 PM 14 pgs
Fees: $72.00 Taxes: $0.00
20240405-0024290

BK/PG:D388/25-38
24001101

14 PGS : AFFIDAVIT OF HEIRSHIP	
RHONDA WHITWORTH 141520 - 24001101	
02/15/2024 - 10:44 AM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	70.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	72.00

STATE of TENNESSEE, BEDFORD COUNTY
JOHN H REED JR

Prepared by:
Guaranty Title & Escrow Co.
721 President Place, #100
Smyrna, TN 37167

AFFIDAVIT OF HEIRSHIP

Address of New Owner:
Ronald N. Batts
9544 Heatherdale Drive
Dallas, TX 75243

Send Tax Bills To:
OWNER

Map & Parcel:
136-03-0 022.00 – Davidson Co.
103-010.00 – Bedford Co.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

RE: Property Described in
Book 210, Page 513 & Book 4322, Page 622
Davidson Co., TN Bedford Co., TN

I, Gary Armstrong, being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge further depose and state:

1. Affiant was personally acquainted with the Decedent and is familiar with Decedent family history. Affiant was _____ was not __X__ related to the Decedent. Relationship if applicable: N/A
2. Nancy C. Batts died on the 16th day of January 2005.
3. Nancy C. Batts was not married at the time of her death.
4. The only children born (or legally adopted) by Nancy C. Batts from all marriages are: Ronald N. Batts and Barbara Dunnmon aka Barbara Sella.
5. The Decedent died testate leaving a probated Will, reference Davidson County Circuit Court Docket No. 05P449, devising her estate to Ronald N. Batts, and/or The 1996 Nancy C. Batts Revocable Trust dated May 20,1996, reference Exhibit A.

This affidavit is given as an inducement for Stewart Title Company and Guaranty Title and Escrow Co. to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify Stewart Title Company and Guaranty Title and Escrow Co. for any loss caused by a misstatement of fact.

Witness my hand this the 29th day of January, 2024.

Affiant

Sworn to and subscribed before me this the 29th day of January, 2024.

Commission Expires: May 24th 2025

Notary Public

ANITA DHOLAKIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 24, 2025

Copy

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
(PROBATE DIVISION)

FILED
05 MAR 21 AM 8:08
RICHARD R. ROOKER, CLERK

IN THE ESTATE OF:

NANCY C. BATTS,

Deceased.

No. 05P-449 Dg D.C.

PETITION FOR PROBATE

Petitioner, Ronald N. Batts, by and through his attorney, David E. Heller, respectfully shows to the Court that:

1. Ronald N. Batts is a resident of Dallas County, Texas, and over 18 years of age.

2. Nancy C. Batts died on January 16, 2005, at the age of 84 years (the "Decedent").

3. At the time of her death, the Decedent was a resident of Davidson County, Tennessee, residing at 3872 Lake Aire Drive, Nashville, TN 37217.

4. The Decedent left a document purporting to be her Last Will and Testament dated May 20, 1996, signed by her and attested to and witnessed in her presence by Katherine E. Goins and C. Christopher Allen (the "Will"). No other document was found revoking said Will.

5. The attesting witnesses to the Will have executed an affidavit for the purpose of proving the Will consistent with Tennessee Code Annotated § 32-2-110.

6. The original of the Will, including the affidavit of the witnesses, is attached to this Petition.

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7. The beneficiaries under the Will are:

Name	Age	Relationship	Address
Ronald N. Batts	Adult	Son	6475 Tulip Lane Dallas , TX 75230
Barbara Sella	Adult	Daughter	503 Whitaker Road Shelbyville, TN 37160
Ronald N. Batts, Trustee of The 1996 Revocable Nancy C. Batts Trust	Adult	Trustee	6475 Tulip Lane Dallas , TX 75230

8. The heirs at law of the Decedent are:

Name	Age	Relationship	Address
Ronald N. Batts	Adult	Son	6475 Tulip Lane Dallas , TX 75230
Barbara Sella	Adult	Daughter	503 Whitaker Road Shelbyville, TN 37160

9. Under Article V of the Will, Ronald N. Batts, the decedent's son, is appointed as the personal representative of the Decedent's estate.

10. Article V of the Will directs that no bond be required of the personal representative.

11. Article V of the Will waives the requirement that the personal representative file with the Court an inventory or any accountings, other than a final accounting which may be waived by the beneficiaries through their filing of statements in lieu of accounting.

PREMISES CONSIDERED, PETITIONER PRAYS:

1. That the said document dated May 20, 1996, be admitted to probate as the Last Will and Testament of Nancy C. Batts, deceased.

2. That Letters Testamentary be issued to Ronald N. Batts as personal representative of the estate of Nancy C. Batts.

Copy

3. That Ronald N. Batts serve as personal representative without the necessity of posting bond.

4. That the requirements for the personal representative to make an inventory and all court accountings are waived, other than the final accounting which may be waived by the beneficiaries through their filing of statements in lieu of accounting .

5. That the Petitioner has such other, further and general relief as it may be entitled to receive in the premises.

RESPECTFULLY SUBMITTED,

Ronald N. Batts

David E. Heller
Supt. Ct. No. 017402
Bridgette M. Stahlman
Supt. Ct. No. 22188
HUSCH & EPPENBERGER, LLC
2525 West End
Suite 1400
Nashville, Tennessee 37203
(615) 963-2200
Attorneys for Petitioner

Copy

CERTIFICATE OF SERVICE

A hearing with the Probate Master of Davidson County has been scheduled for 8:30 AM on March 21st, 2005, in the Davidson County Probate Clerk's office. I hereby certify that a true and correct copy of the foregoing Petition to Probate has been sent first-class mail to:

Ronald N. Batts
6475 Tulip Lane
Dallas , TX 75230

Barbara Sella
503 Whitaker Road
Shelbyville, TN 37160

This 18th day of March, 2005

David E. Heller

1427876.01

Copy

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of this order has been mailed via first class United States mail, postage paid, to the following parties on the 17th day of February, 2017:

Personal Representative
Ronald Batts
9544 Heatherdale Drive
Dallas, TX 75243

Beneficiaries
Barbara Sella
503 Whitaker Road
Shelbyville, TN 37160

R Lammons
DEPUTY CLERK

Copy

at Hamlet

2005 MAR 21 AM 8:25

RICHARD R. ROOKER, CLERK

WILL
OF
NANCY C. BATTS

05P-449

I, **Nancy C. Batts** of Nashville, Tennessee, declare this to be my Will and I revoke all prior Wills and Codicils that I have made.

DEBTS, EXPENSES, AND TAXES

ARTICLE I

All my taxes, debts, expenses of my final illness, and expenses of administration shall be paid out of the residue of my estate.

TANGIBLE PERSONAL PROPERTY

ARTICLE II

A. I hereby specifically give, bequeath, and devise the following tangible personal property to the following individuals in the following manner:

1. I hereby give, bequeath, and devise outright to **Ronald N. Batts** the following:

a. Living Room Mirror;

b. Living Room Radio/Record Player;

c. Piano and Bench;

d. Antique Piano Stool;

e. Antique Mantle Clock;

f. Cherry Bedroom Set composed of One Dresser, One Chest, One Bed, One Night Stand, and One Set of Two Maple Twin Beds;

g. All Tools and Large Green Work Bench;

2. I hereby give, bequeath, and devise outright to my daughter, **Barbara Dunnmon** the following :

a. Wooden Wall Indian;

b. Antique Churn;

c. Aqua Piano Stool;

d. All Fishing Equipment;

e. My Antique Rocking Chair;

3. I hereby give, bequeath, and devise to the Trustee of **The 1996 Revocable Nancy C. Batts Trust** dated May 20, 1996 ("Trustee")on behalf of my daughter all my jewelry. In furtherance of these stated intentions, I incorporate herein by this reference the terms of the aforementioned trust in event the trust is not in operation at my death.

B. I give all my remaining tangible personal property, including any household furniture and furnishings, automobiles, books, pictures, jewelry, art objects, hobby equipment and collections, wearing apparel, and other articles of household or personal use or ornament, to **Ronald N. Batts,** per stirpes, **and Barbara Dunnmon** ("my children"), in equal shares; provided, however, if any of the above shall predecease me, the specific bequest shall pass as part of the residue of my estate.

C. If disagreement persists six (6) months after my death I direct that the items subject to disagreement be sold and the proceeds distributed as directed hereinabove.

D. All costs of safeguarding, insuring, packing, and storing my tangible personal property before its distribution and of delivering each item to the

place of residence of the beneficiary of that item shall be deemed to be expenses of administration of my estate.

SPECIFIC DEVISE

ARTICLE III

I give, devise, and bequeath to the Trustee fee simple title, subject to any deeds of trust or other encumbrances, to 503 Whitaker Road, Shelbyville, Tennessee.

RESIDUARY ESTATE

ARTICLE IV

I give my residuary estate, subject to the terms hereafter specified, in equal shares, to my son, **Ronald N. Batts**, per stirpes, and to the Trustee on behalf of my daughter, **Barbara Dunnmon**; provided, however, the share passing to the Trustee shall be reduced by the amount in excess of Seventy-Five Thousand Dollars ($75,000) spent by me on 503 Whitaker Road, Shelbyville, Tennessee, including, but not limited to the cost of purchasing the property, improving, and maintaining the property and any house, cabin, or outbuildings thereon. By way of illustration, as of the date hereof, I have spent One Hundred Five Thousand Dollars ($105,000) which if I died today would give rise to a reduction of Thirty Thousand Dollars ($30,000) to the share going to the Trustee for the benefit of my daughter. Notwithstanding, I intend for the amount of this reduction to reflect additional costs borne by me hereafter with respect to 503 Whitaker Road, Shelbyville, Tennessee. I shall keep a ledger thereof simply as an aid so my Personal representative may determine the total reduction required pursuant to these provisions as of my date of death.

Copy

APPOINTMENT OF FIDUCIARIES

ARTICLE V

A. I name **Ronald N. Batts** as personal representative of this Will. In the event necessary, I name **Martha Jane H. Batts and C. Christopher Allen** as successor co-personal representatives in case the foregoing is unable or otherwise does not wish to serve hereunder. No personal representative of this Will shall be required to furnish bond or other security as personal representative, and no personal representative shall be required to file an inventory or accounting with any court. As used in this Will, the terms "personal representatives" and "personal representative" designate the court-appointed fiduciaries or fiduciary of my estate from time to time qualified and acting in any jurisdiction.

B. In addition to all powers granted by law, I give my personal representative power, exercisable in the discretion of my personal representative and without court order, to retain, sell (at public or private sale), exchange, lease for any term (even though commencing in the future or extending beyond the date of final distribution of my estate), mortgage, pledge, or otherwise deal for any purpose with the property, real or personal, from time to time comprising my estate, for such consideration and on such terms (with or without security) as my personal representative shall determine; to borrow money for any purpose, at interest rates then prevailing, form any individual, bank, or other source, irrespective of whether that lender is then acting as a personal representative; to invest in any property whatsoever; to compromise or abandon any claims in favor of or against my estate; to hold any property in the name of a nominee or in bearer form; to employ accountants, depositories, attorneys, and agents (with or without discretionary powers); to execute contracts, notes,

conveyances, and other instruments, including instruments containing covenants and warranties binding upon and creating a charge against my estate, and containing provisions excluding personal liability; to make distributions wholly in cash or in kind, or partly in each; to allot different kinds or disproportionate shares of property or undivided interests in property among the beneficiaries; and to determine the value of any property distributed in kind.

C. I empower my personal representative to exercise all additional powers currently or hereafter enumerated in **Tennessee Code Annotated, Section 35-50-110**, and to make such elections under the tax laws as my personal representative deems advisable.

D. I direct that the compensation of my personal representative shall be reasonable in light of the time and services rendered pursuant hereto and hereunder.

I signed this my Last Will And Testament this 20th day of May, 1996.

Nancy C Batts

Nancy C. Batts

On the date last above written, we saw **Nancy C. Batts**, in our presence, sign the foregoing instrument at its end. She then declared it to be her Will, and requested us to act as witnesses to it. We then, in the presence of each other, signed our names as attesting witnesses, believing her at all times herein mentioned to be of sound mind and memory and not acting under constraint of any kind.

Katherine E. Goins
Residing at
6728 Harden Pl.
Nashville, TN 37205

C. Christopher Allen
Residing at
222 Haverford Avenue
Nashville Tennessee 37205

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Katherine Goins and C. Allen, being severally duly sworn, depose and say that :

We are acquainted with **Nancy C. Batts,** who executed this annexed Will, consisting of five (5) typewritten pages, dated May 20, 1996 on that date at Nashville, Tennessee, by subscribing her name at the end thereof in the presence and sight of each of us.

At the time of subscribing said Will, **Nancy C. Batts** declared the instrument so subscribed by her to be her Will, and we thereupon signed our names as witnesses at the end of said instrument at her request and in her presence and sight, and in the presence and sight of each other.

Nancy C Batts

At the time of executing said Will, **Nancy C. Batts** was over the age of eighteen years and in our opinion was of sound mind, memory and understanding and not under any restraint or in any restraint or in any respect incompetent to make a Will.

This affidavit is made at the request of said **Nancy C. Batts.**

The annexed Will was examined by the undersigned at the time this affidavit was made.

Katherine E. Jones

C. Christopher Queen

SWORN TO AND SUBSCRIBED before me, this 20th day of May, 1996.

Lori Murphy

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 27, 1999

I, Kelsie Holloway 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 2/29/2024 (date of document).

Kelsie Holloway

Affiant Signature

4/5/2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of April, 2024.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

