Karen Johnson
Batch # 1206401
11/19/2024 08:19:22 AM
Fees: $37.00 Taxes: $0.00
Davidson County
AFFIDAVITH
7 pgs
20241119-0089382

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204
G#37545-2

AFFIDAVIT OF INHERITANCE
ANTHONY ROMAINE FISHER
A/K/A ANTHONY R. FISHER

RE: 2209 Fox Avenue
Nashville, TN 37210
Map & Parcel #119-01-0-197-00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Keagan Jones Fisher, being first duly sworn, deposes and says as follows to the best of his knowledge and belief:

1. I am an adult resident of Nashville, Davidson County, Tennessee. My late father, Anthony Romaine Fisher a/k/a Anthony R. Fisher, died March 5, 2024. At the time of his death, my father was not married. During his lifetime, my father had one (1) child; namely, myself, Keagan Jones Fisher.

2. My father did execute and publish a Last Will and Testament (the "Will"), a copy of which is attached hereto as Exhibit "A", although the same has not been submitted for probate in any jurisdiction. I am the only heir-at-law of my father. My mother, Whitney Michelle Fisher, and I are the only beneficiaries of the un-probated Will. My father's Will would have allocated or distributed the assets of the Estate as 51% to my mother and 49% to myself. Accordingly, we have determined that there is no need to submit the Will for any probate proceeding provided that both of us shall be required to join in, whether personally or by means of a power of attorney, any deed, conveyance or other transfer of title to any property previously held or owned by my father.

3. This Affidavit is made and delivered to evidence and establish that Keagan Jones Fisher is the sole heir of the said Anthony Romaine Fisher a/k/a Anthony R. Fisher and Keagan Jones Fisher and Whitney Michelle Fisher are the beneficiaries of the above referenced property under the Will of the said Anthony Romaine Fisher a/k/a Anthony R. Fisher. Any party possessing this affidavit may file the same for recording in the Office of the Register of Deeds for Davidson County, Tennessee.

This 15th day of November, 2024.

Keagan Jones Fisher

Sworn to and subscribed to before me this 15th day of November, 2024.

My Commission Expires: 5/9/2026

Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keagan Jones Fisher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of November, 2024.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"

Tennessee Last Will and Testament
of

ANTHONY ROMAINE FISHER

Pursuant to Title 32 (Wills)

I, ANTHONY ROMAINE FISHER, resident in the City of NASHVILLE, County of DAVIDSON, State of Tennessee being of sound mind, not acting under duress or undue influence, and fully understanding the nature and extent of all my property and of this disposition thereof, do hereby make, publish, and declare this document to be my Last Will and Testament, and hereby revoke any and all other wills and codicils heretofore made by me.

I. EXPENSES & TAXES

I direct that all my debts, and expenses of my last illness, funeral, and burial, be paid as soon after my death as may be reasonably convenient, and I hereby authorize my Personal Representative, hereinafter appointed, to settle and discharge, in his or her absolute discretion, any claims made against my estate.

I further direct that my Personal Representative shall pay out of my estate any and all estate and inheritance taxes payable by reason of my death in respect of all items included in the computation of such taxes, whether passing under this Will or otherwise. Said taxes shall be paid by my Personal Representative as if such taxes were my debts without recovery of any part of such tax payments from anyone who receives any item included in such computation.

II. PERSONAL REPRESENTATIVE

I nominate and appoint WHITNEY MICHELLE FISHER, of THOMPSONS STATION, County of WILLIAMSON, State of TENNESSEE as Personal Representative of my estate and I request that (he/she) be appointed temporary Personal Representative if (he/she) applies. If my Personal Representative fails or ceases to so serve, then I nominate KEAGAN JONES FISHER of NASHVILLE, County of DAVIDSON, State of TENNESSEE to serve.

III. DISPOSITION OF PROPERTY

I devise and bequeath my property, both real and personal and wherever situated, as follows:

1st Beneficiary

WHITNEY MICHELLE FISHER [full name], currently of 3817 SOMERS LANE [address], as my X-WIFE (MOTHER OF SON) [relation] whose last four (4) digits of their Social Security Number (SSN) are xxx-xx-[redacted] with the following property:

51 PERCENT OF MY ESTATE - to include home in Davidson County 2209 fox ave 37210, Nashville, Tennessee

2nd Beneficiary

KEAGAN JONES FISHER [full name], currently of 501 5TH AVE SOUTH, NASHVILLE, TN 37203 [address], as my SON [relation] whose last four (4) digits of their Social Security Number (SSN) are xxx-xx-[redacted] with the following property:

49% OF MY ENTIRE ESTATE TO INCLUDE MY HOME AT 2209 Fox Ave, Nashville, TN 37210

3rd Beneficiary

N/A [full name], currently of _____ [address], as my _____ [relation] whose last four (4) digits of their Social Security Number (SSN) are xxx-xx-_____ with the following property:

If any of my beneficiaries have pre-deceased me, then any property that they would have received if they had not pre-deceased me shall be distributed in equal shares to the remaining beneficiaries.

If any of my property cannot be readily sold and distributed, then it may be donated to any charitable organization or organizations of my Personal Representative's choice. If any property cannot be readily sold or donated, my Personal Representative may, without liability, dispose of such property as my Personal Representative may deem appropriate. I authorize my Personal Representative to pay as an administration expense of my estate the expense of selling, advertising for sale, packing, shipping, insuring and delivering such property.

IV. OMISSION

Except to the extent that I have included them in this Will, I have intentionally, and not as a result of any mistake or inadvertence, omitted in this Will to provide for any family members and/or issue of mine, if any, however defined by law, presently living or hereafter born or adopted.

V. BOND

No bond shall be required of any fiduciary serving hereunder, whether or not specifically named in this Will, or if a bond is required by law, then no surety will be required on such bond.

VI. DISCRETIONARY POWERS OF PERSONAL REPRESENTATIVE

My Personal Representative, shall have and may exercise the following discretionary powers in addition to any common law or statutory powers without the necessity of court license or approval:

A. To retain for whatever period my Personal Representative deems advisable any property, including property owned by me at my death, and to invest and reinvest in any property, both real and personal, regardless of whether any particular investment would be proper for a Personal Representative and regardless of the extent of diversification of the assets held hereunder.

B. To sell and to grant options to purchase all or any part of my estate, both real and personal, at any time, at public or private sale, for consideration, whether or not the highest possible consideration, and upon terms, including credit, as my Personal Representative deems advisable, and to execute, acknowledge, and deliver deeds or other instruments in connection therewith.

C. To lease any real estate for terms and conditions as my Personal Representative deems advisable, including the granting of options to renew, options to extend the term or terms, and options to purchase.

D. To pay, compromise, settle or otherwise adjust any claims, including taxes, asserted in favor of or against me, my estate or my Personal Representative.

E. To make any separation into shares in whole or in part in kind and at values determined by my Personal Representative, with or without regard to tax basis, and to allocate different kinds and disproportionate amounts of property and undivided interests in property among the shares.

F. To make such elections under the tax laws as my Personal Representative shall deem appropriate, including elections with respect to qualified terminable interest property, exemptions and the use of deductions as income tax or estate tax deductions, and to determine whether to make any adjustments between income and principal on account of any election so made.

G. To make any elections permitted under any pension, profit sharing, employee stock ownership or other benefit plan.

H. To employ others in connection with the administration of my estate, including legal counsel, investment advisors, brokers, accountants and agents and to pay reasonable compensation in addition to my Personal Representative's compensation.

I. To vote any shares of stock or other securities in person or by proxy; to assert or waive any stockholder's rights or privilege to subscribe for or otherwise acquire additional stock; to deposit securities in any voting trust or with any committee.

J. To borrow and to pledge or mortgage any property as collateral, and to make secured or unsecured loans. My Personal Representative is specifically authorized to make loans without interest to any beneficiary hereunder. No individual or entity loaning property to my Personal Representative or trustee shall be held to see to the application of such property.

K. My Personal Representative shall also in his or her absolute discretion determine the allocation of any GST exemption available to me at my death to property passing under this Will or otherwise. The determination of my Personal Representative with respect to any elections or allocation, if made or taken in good faith, shall be binding upon all affected.

VII. CONTESTING BENEFICIARY

If any beneficiary under this Will, or any trust herein mentioned, contests or attacks this Will or any of its provisions, any share or interest in my estate given to that contesting

beneficiary under this Will is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased me.

VIII. GUARDIAN AD LITEM NOT REQUIRED

I direct that the representation by a guardian ad litem of the interests of persons unborn, unascertained or legally incompetent to act in proceedings for the allowance of accounts hereunder be dispensed with to the extent permitted by law.

IX. GENDER

Whenever the context permits, the term "Personal Representative" shall include "Executor" and "Administrator," the use of a particular gender shall include any other gender, and references to the singular or the plural shall be interchangeable. All references to the Internal Revenue Code shall mean the Internal Revenue Code of 1986 or any successor Code. All references to estate taxes shall include inheritance and other death taxes.

X. ASSIGNMENT

The interest of any beneficiary in this Will, shall not be alienable, assignable, attachable, transferable nor paid by way of anticipation, nor in compliance with any order, assignment or covenant and shall not be applied to, or held liable for, any of their debts or obligations either in law or equity and shall not in any event pass to his, her, or their assignee under any instrument or under any insolvency or bankruptcy law, and shall not be subject to the interference or control of creditors, spouses or others.

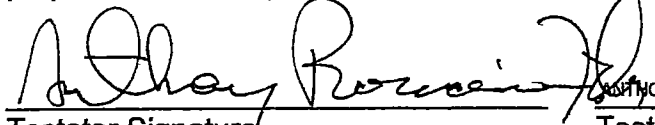
XI. GOVERNING LAW

This document shall be governed by the laws in the State of Tennessee.

XII. BINDING ARRANGEMENT

Any decision by my Personal Representative with respect to any discretionary power hereunder shall be final and binding on all persons interested. Unless due to my Executor's own willful default or gross negligence, no Executor shall be liable for said Executor's acts or omissions or those of any co-Executor or prior Executor.

I, the undersigned ANTHONY ROMAINE FISHER, do hereby declare that I sign and execute this instrument as my last Will, that I sign it willingly in the presence of each of the undersigned witnesses, and that I execute it as my free and voluntary act for the purposes herein expressed, on this 27 day of SEPTEMBER, 2019.



Testator Signature

ANTHONY ROMAINE FISHER

Testator (Printed Name)

The foregoing instrument, was on this 27 day of SEPTEMBER, 2019, subscribed on each page and at the end thereof by ANTHONY ROMAINE FISHER, the

above-named Testator, and by (him/her) signed, sealed, published and declared to be (his/her) LAST WILL AND TESTAMENT, in the presence of us and each of us, who thereupon, at (his/her) request, in (his/her) presence, and in the presence of each other, have hereunto subscribed our names as attesting witnesses thereto.

Witness Signature — 52 E thomson L'N. N.T. Address

Witness Signature — 52 E Thompson ln Nashville T. N. 37211 Address

TESTAMENTARY AFFIDAVIT

STATE OF Tennessee

COUNTY OF Davidson, SS.

Before me, the undersigned authority, on this day personally appeared Anthony Fisher, testator, Janet Berry, witness and Lourdes Marsol, witness, known to me to be the testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, and, all of these persons being by me duly sworn, the testator declared to me and to the witnesses in my presence that the instrument is the testator's last will and that the testator has willingly signed or directed another to sign for him/her, and that the testator executed it as the testator's free and voluntary act for the purposes therein expressed; and each of the witnesses stated to me, in the presence of the testator, that they signed the will as witnesses and that to the best of their knowledge the testator was eighteen (18) years of age or over, of sound mind and under no constraint or undue influence.

Testator Signature

Witness Signature

Witness Signature

Subscribed and sworn to before me by the said testator and the said witnesses, this 27th day of September, 2019.

Notary Public

My Commission expires: My Commission Expires July 9, 2022

TAMASA HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY