This Instrument prepared by:
Elizabeth Ryder Sykes, Esq.,
Belcher Sykes Harrington, PLLC
320 Seven Springs Way, Suite 110
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1215754 AFFIDAVITH
12/12/2024 12:01:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20241212-0096612

AFFIDAVIT OF INHERITANCE
REGARDING
PROPERTY LOCATED IN DAVIDSON COUNTY

Map and Parcel: 128 12 0A 170.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, hereby deposes and states as follows from his own personal knowledge:

1. My name is G. Phillip Anderson, and I am an attorney licensed to practice law in the State of Tennessee.

2. I am the designated and appointed Executor of the Estate of Elizabeth H. Hooton.

3. Elizabeth H. Hooton died testate on May 22, 2024, leaving a Last Will and Testament dated December 7, 2021 that was drafted by me (the "Will"), pursuant to which she bequeathed the Property (defined below) to her son, John Robert Hooton, III, absolutely and in fee. A copy of Elizabeth H. Hooton's Will is attached hereto as **Exhibit A**.

3. For purposes of this Affidavit of Inheritance, the term "Property" shall mean the following:

> Land in Davidson County, Tennessee being Unit No. 2816, Building No. 8, on the Plan of Section 8, Phase 1D, on the Plan of Eagle Ridge at the Reserve, as shown in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and Bylaws, of record in Instrument No. 20011011-011875, as Supplemented and Amended by Supplement and Amendment No. 34 to the Master Deed of record in Instrument No. 20040716-0084978, re-recorded in Instrument No. 20070102-0000519, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on "Exhibit A" to the Master Deed, of record as aforementioned, said

Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Elizabeth H. Hooton, unmarried, from Robert Lee Thompson and Sonya Cole McCraney Thompson, by Warranty Deed dated February 4, 2014, of record in Instrument No. 20140205-0010092, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
This is improved property known as 320 Old Hickory Blvd., Unit 2816, Nashville, TN 37221.

5. Accordingly, upon Elizabeth H. Hooton's death, John Robert Hooton, III became the sole owner of the Property.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

G. PHILIP ANDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **G. PHILIP ANDERSON**, the within named 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, at office, this 12 day of December, 2024.

Notary Public

My commission expires: 1-24-2028

KAYLEE FEDERER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

24P1383

THIS INSTRUMENT PREPARED BY:
G. PHILIP ANDERSON
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

FILED
JUL 24 2024
JOSEPH P. DAY, Clerk
By Deputy

LAST WILL AND TESTAMENT

OF

ELIZABETH H. HOOTON

I, **ELIZABETH H. HOOTON,** a resident of Nashville, Davidson County, Tennessee, do publish and declare this to be my Last Will and Testament; hereby revoking all Wills and Codicils or other testamentary dispositions heretofore made by me.

I. Family

At the time of execution of this Will, I am not married. I have four (4) adult children, **ELIZABETH H. TAYLOR, JOHN ROBERT HOOTON, III, WHITNEY ANNA HOOTON, and KYLE WESLEY HOOTON.** My primary concerns are with **WHITNEY and KYLE,** who are the youngest. I make no provision in this Will for **ELIZABETH H. TAYLOR** for reasons well known to her. Whenever I refer to "child" or "children", I am referring to these children

II. Payment of Debts, Expenses and Costs

I direct that all of my legal debts, funeral expenses, expenses of my last illness and for the administration of my estate be paid as soon as practicable after my death. My Executor, in his sole discretion may pay from my domiciliary estate all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions.

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III. Payment of Taxes

I direct that there shall be paid out of my residuary estate without apportionment, all estate, inheritance, succession and other taxes assessed by reason of my death imposed by the government of the United States, or any state or territories thereof, or political subdivision thereof in respect of all property required to be included in my gross estate for like tax purposes by any such governments, whether the property passes under this Will or otherwise, without contribution by any recipient of any such property.

IV. Special Bequests / Instructions

It is my intent to leave a signed and dated last letter of instruction with this Will. If I leave such a letter, I direct my Executor to follow the instructions and bequests contained in the letter.

I make the following special bequests.

1) I give the condominium residence that I own at 320 Old Hickory Boulevard, Unit 2816, Nashville, Tennessee, 37221, to my son, **JOHN ROBERT HOOTON, III,** absolutely and in fee. Should **JOHN ROBERT** predecease me or contest this Will, this bequest shall lapse, the property sold, and the proceeds distributed as part of my residuary estate.

2) My residence at 204 Moultrie Park, Nashville, Tennessee, 37205, (or if I have sold that property, whatever property I own at the time of my death that is serving as my residence) is to be sold, and the proceeds, after all expenses of sale, distributed as follows:

A) The sum of One Hundred Thousand Dollars and 00/100 ($100,000.00) is to be given to **KYLE WESLEY HOOTON,** absolutely and in fee.

B) The sum of One Hundred Thousand Dollars and 00/100 ($100,000.00) is to be given to **WHITNEY ANNA HOOTON,** absolutely and in fee.

C) The balance of the proceeds are to be divided into two (2) equal shares. One (1) share is to be paid to the trustee of the Irrevocable Trust for **KYLE WESLEY HOOTON,** u/t/a/d/ January 31, 2001, as from time to time amended, and one (1) share is to be paid to the Trustee of the Irrevocable Trust for **WHITNEY ANNA HOOTON,** u/t/a/d January 31, 2001, as from time to time amended."

3) I give the personal property, furniture and fixtures within the property where I reside at the time of my death to **WHITNEY and KYLE** to be divided between them as they shall mutually agree. If they are unable to agree on a division of the property, then all or such portion of the property that cannot be divided by mutual agreement shall be divided by individual choice with **WHITNEY** making the first choice, **KYLE** the second choice, then **WHITNEY,** then **KYLE,** and so on until all property is divided or rejected by both **WHITLEY and KYLE.** Any disagreement with respect to this bequest shall be decided by my Executor, and his decision shall be final. Any property not disposed of pursuant to this bequest shall become part of my residuary estate.

4) My ownership share of **Crown Lebanon Partnership, LP,** as general partner and limited partner, shall be divided into two (2) equal shares. I give one (1) share to the Trustee of the **Irrevocable Trust for Kyle Wesley Hooton,** U/T/A/D January 31, 2001, as from time to time amended, and one (1) share to the Trustee of the **Irrevocable Trust for Whitney Anna Hooton,** U/T/A/D January 31, 2001, as from time to time amended.

I specifically give my Executor authority to sell, lease or otherwise dispose of any real estate, including, but not limited to, my residence, rental property or land I own at the time of my death.

6.24.24
Initial

V. Bequest of Residuary Estate

I give, devise and bequeath my entire residuary estate, including all property which I may acquire or become entitled to after the execution of this Will, all lapsed legacies and devises and all life insurance payable to my estate in three (3) equal shares, one (1) share to **G. PHILIP ANDERSON,** Trustee for **JOHN ROBERT,** to be held in trust until **JOHN ROBERT** attains age sixty (60). Upon **JOHN ROBERT** attaining age sixty (60), the Trustee shall pay the balance of the trust funds to **JOHN ROBERT** absolutely and in fee, and the trust shall terminate. In the event **JOHN ROBERT** predeceases me, that bequest for the benefit of **JOHN ROBERT** shall lapse and be redistributed as herein provided. Should **G. PHILIP ANDERSON** be unable or unwilling to serve as Trustee, then I appoint **BENJAMIN WYND** to serve in his stead. Neither **G. PHILIP ANDERSON, BENJAMIN WYND,** or any substitute Trustee shall be required to post bond. I give one (1) share to the Trustee of the **Irrevocable Trust for Whitney Anna Hooton,** U/T/A/D January 31, 2001, as from time to time amended. I give one (1) share to the Trustee of the **Irrevocable Trust for Kyle Wesley Hooton,** U/T/A/D January 31, 2001, as from time to time amended.

VI. Powers of Executor

My Executor hereunder shall have in addition to, but not in limitation of those elsewhere given in this instrument or by law, the powers and exemptions, all of which may be exercised without any order of or report to any court, set forth in §35-50-110 subparagraphs 1 through 33 inclusive, of the Tennessee Code Annotated, and reference is expressly made thereto, as if fully and completely copied herein and to §35-50-109 which authorizes such reference, it being my intention that my Executor shall have all powers and exemptions therein set out.

Should Tennessee Code Annotated §35-50-110 be amended in any particular way or repealed subsequent to the date of this, my Last Will and Testament, my intention is that my fiduciaries shall nevertheless have the powers contained in that Section as of the date of this, my Will, as herein granted to such fiduciary notwithstanding any such amendment or repeal.

VII. Appointment of Executor

I hereby appoint my attorney, **G. PHILIP ANDERSON,** as Executor of this my Last Will and Testament and I authorize him to do any and all things which in his opinion are necessary to complete the administration and settlement of my estate. In the event that **G. PHILIP ANDERSON** does not survive me or for any other reason fails to qualify as Executor of this my Last Will and Testament, or having qualified, thereafter for any reason shall cease to act, then I appoint **BENJAMIN WYND** as alternate Executor of this my Last Will and Testament with all the duties, rights, powers, liabilities, privileges and immunities which are given to **G. PHILIP ANDERSON.** I direct that no bond or other securities shall be required of either of the above name fiduciaries for the faithful performance of their respective duties. Pursuant to Tennessee Code Annotated, §30-2-301 and §30-2-601, I excuse the requirements for making and filing an inventory and court accountings of my probate estate.

VIII. Meaning of Terms

Throughout this Will, the masculine gender shall be deemed to include the feminine, and vice versa, and the singular shall include the plural, and vice versa. "Per stirpes" means that the person's children and grandchildren take the parents' share by right of representation. The word "issue" means individuals in a person's direct bloodline such as children, grandchildren, and great-grandchildren.

IN WITNESS WHEREOF, I hereunto subscribe my name to this my Last Will and Testament, consisting of this and five (5) preceding typewritten pages, this 7th day of DECEMBER, 2021. In the presence of each and all the subscribing witnesses whom I have requested to act as such by signing their names as attesting witnesses in my presence and in the presence of each other and by signing the affidavit below pursuant to the provisions of Tennessee Code Annotated §32-2-110.

Elizabeth H. Hooton
ELIZABETH H. HOOTON

Witnesses:

M.E. Robertson residing at NASHVILLE, TN.

Mary Anderson residing at Nashville, TN
070819P032WI

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The undersigned, M E R WITHERSPOON and Mary Anderson, being first duly sworn, make oath that **ELIZABETH H. HOOTON,** on the 7th day of December, 2021, declared and signified to us that this instrument is her Last Will and Testament; that she then signed said instrument in our sight and presence; that we, at her request and in her sight and presence and in the sight and presence of each other, then subscribed our names hereto as attesting witnesses; that at the time of execution the Testator was more than 18 years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, each being more than 18 years of age, make and sign this Affidavit at the Testator's request on the day and date above written.

M E R Witherspoon
(Witness)

Mary Anderson
(Witness)

Sworn to and subscribed before me this 7 day of DECEMBER, 2021.

PHILIP ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

M. Philip Anderson
Notary Public

My Commission Expires: 1.8.2024

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CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 December 12, 2024

Elizabeth Ryder Sykes

12/12/2024
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of December, 2024.

Lynne E. Neely
Notary Public

LYNNE E. NEELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: _____

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