This instrument prepared by:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr., Ste. 290
Brentwood, TN 37027
FILE NO B-25-2465

Karen Johnson Davidson County
Batch# 1283880 AFFIDAVITH
06/10/2025 02:39:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20250610-0045648

Map and Parcel: Property 1:
071-04-0-233

AFFIDAVIT AS TO HEIRS
of
PAMELA S. MATTHEWS
(Pursuant to T.C.A. §30-2-712)

State of Nevada
County of Clark

On the 28th day of May, 2025, before me personally appeared **Katherine Maloney**, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Pamela S. Matthews**, "the Decedent."

And That the Affiant knew the Decedent for over **20+ years** and is familiar with Decedent's family history as they have been **family friend** during this time period.

And that said Decedent died on or about **June 15, 2024**, divorced.

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Pamela S. Matthews**, the Decedent:

See attached "Exhibit A"

Affiant further states that the Decedent left surviving the following persons as heirs or otherwise interested in the estate, and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Taiwana D. Matthews	**Daughter**
Jania A. Matthews	**Daughter**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Taiwana D. Matthews and Jania A. Matthews,** as all the heirs of **Pamela S. Matthews.**

And said decedent did leave a Last Will and Testament that will not be probated. It is attached as "*Exhibit B.*"

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of Nevada
County of Clark

I, **Katherine Maloney**, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Tennessee Title Services LLC-Brentwood, The Title Group, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Katherine Maloney

Sworn to and subscribed before me on this 28th day of May, 2025.

Notary Public Carlos Pittman
My Commission Expires: 03/07/2029

Carlos Pittman
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-5441-01
Expires March 7, 2029

Notarized remotely using audio-video communication technology via Proof.

EXHIBIT A

Property 1:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 16 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Katie L. Smith by Warranty Deed from C. H. Briley, Jr., Trustee, of record in Book 4398, Page 354, Register's Office for Davidson County, Tennessee, dated February 16, 1970 and recorded on February 17, 1970. The said Katie L. Smith, now known as Katie L. Dale died on or about February 20, 2022. Reference is made to her last will and testament, admitted to the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 22P1890 and recorded in Instrument No. 20221221-0131637 in said Register's Office, naming Jania A. Matthews and Pamela S. Matthews as devisees. The said Pamela S. Matthews died on or about June 15, 2024.

EXHIBIT B

LAST WILL AND TESTAMENT
of
PAMELA S MATTHEWS

I, Pamela S Matthews, being of sound mind and memory, hereby declare that this Last Will and Testament (this "Will") is my will. I revoke all wills and codicils I have previously made.

Section 1: Place of Residence

I am a resident of the State of Tennessee.

Section 2: Marital Status

I am divorced.

Section 3: Children

I have the following children now living: Taiwana D. Matthews and Jania A. Matthews. For the purposes of this Will, any reference to my children includes Taiwana D. Matthews and Jania A. Matthews, as well as any child of mine born or adopted after the execution of this Will.

Section 4: Distribution of Property

My personal representative shall distribute my estate according to the following bequests:

a. I leave my entire estate to my children in equal shares.

My entire estate is everything I own at my death that is subject to this Will and that remains after paying all debts, administration expenses, and taxes.

Section 5: Personal Representatives

I name Jania Alese Matthews to serve as my personal representative. If Jania Alese Matthews is unwilling or unable to serve as personal representative, I name Taiwana D. Matthews to serve as personal representative instead.

If there are ever two personal representatives serving jointly, they shall act through unanimous agreement. If there are ever more than two personal representatives serving jointly, they shall act by majority decision.

As used in this Will, the term "personal representative" means any personal representative, executrix, or administrator, as applicable, if such term is used in the statutes of any applicable jurisdiction.

I direct my personal representative to take all actions legally permissible to have the administration of my estate carried out as simply and as free of court supervision as possible under the laws of the applicable jurisdiction, including filing a petition in the appropriate court for the independent administration of my estate.

I grant my personal representative the following powers, to be exercised in the best interests of my estate:

a. To retain real estate and personal property without liability for loss or depreciation.

b. To sell or otherwise dispose of real estate and personal property by public or private sale, or exchange, or otherwise (whether or not necessary for payment of debts, expenses, or taxes), and receive and administer the proceeds as a part of my estate.

c. To vote stock; to exercise any option or privilege to convert bonds, notes, stocks or other securities belonging to my estate into other bonds, notes, stocks or other securities; and to exercise all other rights and privileges of a person owning similar property.

d. To lease any real estate or personal property in my estate.

e. To abandon, adjust, arbitrate, compromise, sue on or defend and otherwise deal with and settle claims in favor of or against my estate.

f. To continue or participate in any business which is a part of my estate, and to incorporate, dissolve or otherwise change the form of organization of the business.

g. To serve as custodian for any real estate or personal property left to minors who are not my children under the Uniform Transfers to Minors Act until they reach age 21.

These powers, authority, and discretion are intended to be in addition to the powers, authority, and discretion granted by virtue of serving as a personal representative under applicable law in any jurisdiction in which any assets passing under this Will are located, and may be exercised as often as necessary or advisable, without application to or approval by any court.

My personal representative shall be entitled to reasonable compensation for carrying out the duties set forth in this Will.

My personal representative shall not be required to post a bond.

Section 6: Debts, Expenses, and Taxes

I direct my personal representatives to pay, out of everything I own at my death that is subject to this Will:

a. any debts owed by my estate (except for liens and encumbrances placed on property as security for the repayment of a loan or debt),

b. any expenses of administering my estate, and

c. any transfer or estate taxes attributable to assets that are passing under this Will.

Any transfer or estate taxes attributable to assets that are passing under this Will shall be allocated among and borne by the recipients of such assets on a pro rata basis.

Any transfer or estate taxes attributable to assets that are not passing under this Will shall be allocated among and borne by the recipients of such assets on a pro rata basis, and my executor shall have the power to seek, and shall seek, reimbursement for any such taxes from such recipients.

Section 7: Severability

If a court invalidates any provision of this Will, such invalidation shall only be limited to the specific provision invalidated and shall not affect the rest of this Will. Any remaining provisions that can be given effect without the invalidated provision shall remain in effect.

Section 8: Signatures

Pamela S Matthews

I, Pamela S Matthews, declare that I sign and execute this document as my last Will and further declare that I sign it willingly, and that I execute it as my free and voluntary act. I declare that I am eighteen years of age or older, of sound mind, and under no constraint or undue influence.

X Pamela S Matthews
Signature

3/22/22
Date

We, the witnesses, sign our names to this document, in the presence of each other and Pamela S Matthews. As witnesses, we declare under penalty of perjury that Pamela S Matthews willingly signed and executed this document as her last will and testament in the presence of each of us. To the best of our knowledge, Pamela S Matthews is eighteen years of age or older, is of sound mind and is under no constraint or undue influence.

Sharon L. Suggs
First Witness Signature

716 Roman Drive 37207
First Witness Printed Name

3/22/22
Date

First Witness Address

First Witness City, State, Zip

Brenda Burnell
Second Witness Signature

5132 W Oak Highland Dr Brenda Burnell
Second Witness Printed Name

3/22/22
Date

5132 W Oak Highland Dr.
Second Witness Address

Antioch, TN 37013
Second Witness City, State, Zip

SHARON L. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

AFFIDAVIT OF ATTESTING WITNESSES TO LAST WILL AND TESTAMENT
of
PAMELA S MATTHEWS

STATE TENNESSEE
COUNTY DAVIDSON

Each of the undersigned, individually and severally being duly sworn, deposes and says:

The foregoing will was subscribed in our presence and sight at the end thereof by Pamela S Matthews, the within named testator, on the date set forth below, and the testator at the time of making such subscription declared the instrument to be the testator's last will and testament. Each of the undersigned thereupon signed his or her name as a witness at the end of the will at the request of the testator, in the testator's presence and sight, and in the presence and sight of each other. The will was executed as a single, original instrument and was not executed in counterparts. The will was shown to the undersigned at the time of making this affidavit and was examined by each of them as to the signatures of the testator and of the undersigned.

The testator was, at the time of executing the will, 18 years of age or over, and, in the respective opinions of the undersigned: of sound mind, memory and understanding; not under any undue influence, fraud, or restraint; not suffering from any defect of sight, hearing or speech; could read, write and converse in the English language; not suffering from any other physical or mental impairment which would affect the testator's capacity to make a valid will; and was not in any respect incompetent to make a will.

Each of the undersigned was acquainted with the testator at such time and makes this affidavit at the testator's request.

SHARON L. SUGGS
First Witness Signature

716 Bonita Dr 37207
First Witness Printed Name

3/22/22
Date

Brenda Burrell
Second Witness Signature

Brenda Burrell
Second Witness Printed Name

3/22/22
Date

Notary Public

TENNESSEE
State

DAVIDSON
County

Subscribed, sworn to, and acknowledged before me by Pamela S Matthews, the testator; and subscribed and sworn to before me by the above-named witnesses, on the date set forth below.

SHARON L. SUGGS
Signature

SHARON SUGGS
Printed Name, Official Capacity

3/22/22
Date

SHARON L. SUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Notary seal

Certificate of Authenticity

I, Joshua A. Terry, 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 5/28/25.

Affiant Signature – Joshua A. Terry

6/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/9/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27