THIS AFFIDAVIT PREPARED BY:
DORIS C. ALLEN, ESQ.
7075 DUNCANS GLEN DR
KNOXVILLE, TN. 37919
865-207-6717

TAX I.D. NUMBER CLT NO. 04107008900
3497 Marydale Drive Nashville, TN 37207

Karen Johnson
Batch # 1300583
07/22/2025 10 47 20 AM
Fees $17 00 Taxes $0 00
Davidson County
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3 pgs
20250722-0057637

AFFIDAVIT

THE UNDERSIGNED, AFTER BEING DULY SWORN, DEPOSES AND STATES AS FOLLOWS:

1. This Affidavit is submitted by Doris Craddock Allen for the purpose of providing factual information. That might be pertinent to the examination of the title to property located at 3497 Marydale Dr. Nashville, TN 37207 CLT No. 04107008900 ("Property").

2. I have personal information of the facts set forth in this Affidavit unless otherwise indicated.

3. I am a licensed attorney in Tennessee as of the date hereof. I have been continuously licensed and an attorney in good standing since 1978. I am no longer engaged in private practice. I reside at 7075 Duncans Glen Dr. Knoxville, Tn 37919.

4. Prior to the death of my sister Deborah Lynn Craddock ("Debbie") in 2009, my sister Debbie and my sister Vivian D. Stockman ("Vivian") had lived together at the Property for almost 30 years. The Property has been solely in the names of Debbie and Vivian since 1997. Prior to that, it had been in their names with my mother Jean M. Craddock Johnson and my sister, Margaret Waynick. Long prior to Debbie's death, Debbie and Vivian indicated to me that they wanted the Property to go to the other if one of them should die. I suggested they change their ownership from tenants in common to ownership with rights of survivorship. They asked me to prepare a document to accomplish that. I did prepare a quitclaim deed changing the ownership to rights of survivorship and was advised by Debbie and Vivian that the document had been signed by both and both signatures were notarized. Several months after Debbie's death on May 21, 2009, Vivian tried to find the executed quitclaim deed and could not locate it. It has never been located, but it is assumed that it was inadvertently discarded when Debbie's personal effects were discarded.

5. After Debbie's death, I spoke with our other two living sisters, my mother and others that could conceivably have an interest in the Property as a result of her death and everyone agreed that Debbie intended for the Property to go to Vivian and that is what should be done. (Debbie had not executed a Will prior to her death.) This happened over

a long period of time as it was not an immediate issue at the time. In 2021 we discussed the possibility of filing a lawsuit to establish the lost document and clear the title and other alternatives because a number of relatives had died since 2009 and that might complicate clearing the title. Ultimately it was decided that quitclaim deeds would be given by the appropriate relatives to make this happen since everyone agreed that the Property belonged to or should belong to Vivian. Vivian had continued to live in the Property after Debbie's death and had paid the mortgage and all expenses related to the Property.

6. On May 21, 2009, Debbie's relatives who would have inherited from her under the intestate succession statutes were: our mother, Jean M. Craddock Johnson who had remarried after our fathers' death in 1977, our sister Marsha Cornish, our sister Margaret Waynick, Vivian and myself. Debbie was never married. She did have two children as a teen, but they were legally adopted at their births.

7. My mother died on March 27, 2011 without a will. She was survived at that time by her husband, Linus Johnson and by her daughters, Marsha Cornish, Vivian Stockman, Doris Allen (the undersigned) and Margaret Waynick. Linus Johnson died on February 13, 2012. He was survived by his only child, Douglas W. Johnson. Margaret Waynick died on December 18, 2018 with a will leaving her property to her only living children, Richard Jacob Waynick ("Jake") and Jennifer Leigh Waynick ("Jennifer".) (Margaret had twins that died at or within days of birth prior to the births of Jake and Jennifer.) Margaret was divorced at the time of her death and prior to May 21, 2009. Jennifer Waynick died on February 29, 2020. She had never been married and did not have a will. She was survived by three children who were minors at the time, Trevor Michael Bryan, Thomas Andrew Burr and Troy Lee Burr. These minors were living with Vivian at the time of Jennifer's death and Vivian obtained legal custody of them.

8. In 2021 quitclaim deeds were obtained from the following individuals quitclaiming any interest they might have had or could obtain in the future to the Property to Vivian: Douglas W. Johnson (only child of Linus Johnson, deceased former husband of Jean M. Craddock Johnson), Marsha Cornish (one of five daughters of Jean M. Craddock Johnson and sister of Debbie, Vivian, Doris and Margaret), Doris Allen (one of five daughters of Jean M. Craddock Johnson and sister of Debbie, Vivian, Marsha and Margaret) and Richard Jacob Waynick (son of Margaret Waynick.)

9. Because Jennifer's sons were minors at the time the issues related to the Property were being discussed and they had a potential miniscule interest in the Property, it was decided to wait until they turned 18 to discuss these matters with them. The youngest of Jennifer's sons has now turned 18 and all three have now agreed to execute quitclaim deeds to Vivian.

10. The undersigned believes that the Property has been owned by Vivian D. Stockman since the death of Deborah Lynn Craddock. However, it is recognized that proper

documentation has been lost and, therefore, this information and the quitclaim deeds that have been filed are offered to clear any concerns about Vivian's ownership of the Property.

FURTHER AFFIANT SAITH NOT.

This 17th day of June, 2025.

Doris C. Allen

Doris C. Allen

County of Knox
State of Tennessee

Before me, the undersigned of the state and county aforesaid, personally appeared Doris C. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and who upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 17th day of June, 2025

Notary Public

My commission expires: My Commission Expires 1/31/2027

ISSAM MISHU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY