Karen Johnson Davidson County
Batch# 1309989 AFFIDAVIT
08/14/2025 07:59:30 AM 12 pgs
Fees: $62.00 Taxes: $0.00
20250814-0064625

Scrivener's Affidavit of Recorded Warranty Deed

of record in Instrument Number 20240621-0046720

Comes now Concord Title, by and through its authorized agent, and states under oath as follows:

1. That Concord Title prepared a certain Warranty Deed in which John A. Sharp Jr. and Suzanne Hatcher, as the sole heirs of John A. Sharp, were identified as the Grantors;
2. That Concord Title prepared the same Warranty Deed identifying Music City Holdings, LLC, a Texas limited liability company, as the Grantee;
3. That the aforementioned Warranty Deed was duly recorded with the Register of Deeds for Davidson County, Tennessee, as **Instrument No. 20240621-0046720**, on **June 21, 2024**;
4. That Concord Title subsequently prepared a Scrivener's Affidavit to correct the derivation of title;
5. That said Warranty Deed incorrectly stated that John A. Sharp died **intestate**;
6. That the correct statement is that John A. Sharp died **testate;**
7. That this Affidavit is made for the purpose of correcting and clarifying the prior error, and to assist the current owner, as well as all future owners, lenders, title examiners, and title insurers in understanding the chain of title.
8. Unprobated Last Will and Testament of John Alvin Sharp, attached as Exhibit A.

Legal Description

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section 1, Revised Caldwell Hall, as of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by deed, dated June 14, 2024, from John A. Sharp, Jr. and Suzanne Hatcher, sole heirs of John A. Sharp, by and through Affidavit of Heirship filed in Instrument No. 20240621-0046719 of said County, of record in Instrument No. 20240621-0046720, Register's office for Davidson County, Tennessee.

Being also known as 4822 Milner Drive Nashville TN 37211

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Concord Title

By: _____

Its: Attorney

Witness my hand this, 13th day of August, 2025

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained; and who further acknowledged that he is the Attorney of Concord Title and that he is authorized by Concord Title to execute this instrument on its behalf by her/himself as such Attorney.

Notary Public

My commission expires: 3/9/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument prepared by and return to:
Concord Title
3000 Meridian Blvd, Suite 140
Franklin, TN 37067

LAST WILL AND TESTAMENT OF JOHN ALVIN SHARP

I, John Alvin Sharp, presently of Nashville, Tennessee, declare that this is my Last Will and Testament.

PRELIMINARY DECLARATIONS

Prior Wills and Codicils

1. I revoke all prior Wills and Codicils.

Marital Status

2. I am not married.

Current Children

3. I have the following living children:

- Suzanne Sharp Hatcher; and
- John Alvin Sharp Jr.

4. The term 'child' or 'children' as used in this Will includes the above listed children and any children of mine that are subsequently born or legally adopted.

EXECUTOR

Definition

5. The expression 'my Executor' used throughout this Will includes either the singular or plural number, or the masculine or feminine gender as appropriate wherever the fact or context so requires. The term 'executor' in this Will is synonymous with and includes the terms 'personal representative' and 'executrix'.

Appointment

6. I appoint James Ralph Hatcher III of Nashville, Tennessee as the sole Executor of this Will, but if James Ralph Hatcher III should predecease me, or should refuse or be unable to act or continue to act as my Executor, then I appoint Suzanne Sharp Hatcher of Nashville, Tennessee to be the sole Executor of this Will in the place of James Ralph Hatcher III.

7. No bond or other security of any kind will be required of any Executor appointed in this Will.

Powers of My Executor

8. I give and appoint to my Executor the following duties and powers with respect to my estate:

a. To pay my legally enforceable debts, funeral expenses and all expenses in connection with the administration of my estate and the trusts created by my Will as soon as convenient after my death. If any of the real property devised in my Will remains subject to a mortgage at the time of my death, then I direct that the devisee taking that mortgaged property will take the property subject to that mortgage and that the devisee will not be entitled to have the mortgage paid out or resolved from the remaining assets of the residue of my estate;

b. To take all legal actions to have the probate of my Will completed as quickly and simply as possible, and as free as possible from any court supervision, under the laws of the State of Tennessee;

c. To retain, exchange, insure, repair, improve, sell or dispose of any and all personal property belonging to my estate as my Executor deems advisable without liability for loss or depreciation;

d. To invest, manage, lease, rent, exchange, mortgage, sell, dispose of or give options without being limited as to term and to insure, repair, improve, or add to or otherwise deal with any and all real property belonging to my estate as my Executor deems advisable without liability for loss or depreciation;

e. To purchase, maintain, convert and liquidate investments or securities, and to vote stock, or exercise any option concerning any investments or securities without liability for loss;

f. To open or close bank accounts;

g. To maintain, continue, dissolve, change or sell any business which is part of my estate, or to purchase any business if deemed necessary or beneficial to my estate by my Executor;

h. To maintain, settle, abandon, sue or defend, or otherwise deal with any lawsuits against my estate;

i. To employ any lawyer, accountant or other professional; and

j. Except as otherwise provided in this Will, to act as my Trustee by holding in trust the share of any minor beneficiary, and to keep such share invested, pay the income or capital or as much of either or both as my Executor considers advisable for the maintenance, education, advancement or benefit of such minor beneficiary and to pay or transfer the capital of such share or the amount remaining of that share to such beneficiary when he or she reaches the age of majority or, during the minority of such beneficiary, to pay or transfer such share to any parent or guardian of such beneficiary subject to like conditions and the receipt of any such parent or guardian discharges my Executor.

9. The above authority and powers granted to my Executor are in addition to any powers and elective rights conferred by state or federal law or by other provision of this Will and may be exercised as often as required, and without application to or approval by any court.

DISPOSITION OF ESTATE

Distribution of Residue

10. To receive any gift or property under this Will a beneficiary must survive me for thirty (30) days. Beneficiaries of my estate residue will receive and share all of my property and assets not specifically bequeathed or otherwise required for the payment of any debts owed, including but not limited to, expenses associated with the probate of my Will, the payment of taxes, funeral expenses or any other expense resulting from the administration of my Will. The entire estate residue is to be divided between my designated beneficiaries with the beneficiaries receiving a share of the entire estate residue. All property given under this Will is subject to any encumbrances or liens attached to the property.

11. I direct my Executor to distribute the residue of my estate as follows ("Share Allocations"):

a. All of the residue of my estate to Suzanne Sharp Hatcher of Nashville, Tennessee, for their own use absolutely. If Suzanne Sharp Hatcher does not survive me then I leave this share of my estate to James Ralph Hatcher III of Nashville, Tennessee.

Wipeout Provision

12. Should I leave no children, child, grandchildren or grandchild surviving me, or should they all die before becoming entitled to receive the whole of their share of my estate, then I direct my Executor to divide any remaining residue of my estate into one hundred (100) equal shares and

to pay and transfer such shares as follows:

a. 100 shares to Jailey Unique Sharp of Nashville, Tennessee for their own use absolutely, if they are alive.

TESTAMENTARY TRUST

Testamentary Trust For Minor Beneficiaries

13. It is my intent to create a testamentary trust (the "Testamentary Trust") for each minor beneficiary named in this Will. I name my Executor(s) as trustee (the "Trustee") of any and all Testamentary Trusts required in this Will. Any assets bequeathed, transferred, or gifted to a minor beneficiary named in this Will are to be held in a separate trust by the Trustee until that minor beneficiary reaches the designated age. Any property left by me to any minor beneficiary in this Will shall be given to my Executor(s) to be managed until that minor beneficiary reaches the age of majority.

Trust Administration

14. The Trustee shall manage the Testamentary Trust as follows:

a. The assets and property will be managed for the benefit of the minor until the minor reaches the age set by me for final distribution;

b. Upon the minor reaching the age set by me for final distribution, all property and assets remaining in the trust will be transferred to the minor beneficiary as quickly as possible; and

c. Until the minor beneficiary reaches the age set by me for final distribution, my Trustee will keep the assets of the trust invested and pay the whole or such part of the net income derived therefrom and any amount or amounts out of the capital that my Trustee may deem advisable to or for the support, health, maintenance, education, or benefit of that minor beneficiary.

15. The Trustee may, in the Trustee's discretion, invest and reinvest trust funds in any kind of real or personal property and any kind of investment, provided that the Trustee acts with the care, skill, prudence and diligence, considering all financial and economic considerations, that a prudent person acting in a similar capacity and familiar with such matters would use.

16. No bond or other security of any kind will be required of any Trustee appointed in this Will.

Trust Termination

17. The Testamentary Trust will end after any of the following:

a. The minor beneficiary reaching the age set by me for final distribution;

b. The minor beneficiary dies; or

c. The assets of the trust are exhausted through distributions.

General Trust Provisions

18. The expression 'my Trustee' used throughout this Will includes either the singular or plural number, or the masculine or feminine gender as appropriate wherever the fact or context so requires.

(1) Powers of Trustee

To carry out the terms of my Will, I give my Trustee the following powers to be used in his or her discretion at any time in the management of a trust created hereunder, namely:

a. The power to make such expenditures as are necessary to carry out the purpose of the trust;

b. Subject to my express direction to the contrary, the power to sell, call in and convert into money any trust property, including real property, that my Trustee in his or her discretion deems advisable;

c. Subject to my express direction to the contrary, the power to mortgage trust property where my Trustee considers it advisable to do so;

d. Subject to my express direction to the contrary, the power to borrow money where my Trustee considers it advisable to do so;

e. Subject to my express direction to the contrary, the power to lend money to the trust beneficiary if my Trustee considers it is in the best interest of the beneficiary to do so;

f. To make expenditures for the purpose of repairing, improving and rebuilding any property;

g. To exercise all rights and options of an owner of any securities held in trust;

h. To lease trust property, including real estate, without being limited as to term;

i. To make investments he or she considers advisable, without being limited to those investments authorized by law for trustees;

j. To receive additional property from any source and in any form of ownership;

k. Instead of acting personally, to employ and pay any other person or persons, including a body corporate, to transact any business or to do any act of any nature in relation to a trust created under my Will including the receipt and payment of money, without being liable for any loss incurred. And I authorize my Trustee to appoint from time to time upon such terms as he or she may think fit any person or persons, including a body corporate, for the purpose of exercising any powers herein expressly or impliedly given to my Trustee with respect to any property belonging to the trust;

l. Without the consent of any persons interested in trusts established hereunder, to compromise, settle or waive any claim or claims at any time due to or by the trust in such manner and to such extent as my Trustee considers to be in the best interest of the trust beneficiary, and to make an agreement with any other person, persons or corporation in respect thereof, which shall be binding upon such beneficiary;

m. To make or not make any election, determination, designation or allocation required or permitted to be made by my Trustee (either alone or jointly with others) under any of the provisions of any local, state, federal, or other taxing statute, in such manner as my Trustee, in his or her absolute discretion, deems advisable, and each such election, determination, designation or allocation when so made shall be final and binding upon all persons concerned;

n. To pay himself or herself a reasonable compensation out of the trust assets; and

o. To employ and rely on the advice given by any attorney, accountant, investment advisor, or other agent to assist the Trustee in the administration of this trust and to compensate

them from the trust assets.

The above authority and powers granted to my Trustee are in addition to any powers and elective rights conferred by statute or federal law or by other provision of this Will and may be exercised as often as required, and without application to or approval by any court.

(2) Other Provisions

a. Subject to the terms of this Will, I direct that my Trustee will not be liable for any loss to my estate or to any beneficiary resulting from the exercise by him or her in good faith of any discretion given him or her in this Will;

b. Any trust created in this Will shall be administered as independently of court supervision as possible under the laws of the State having jurisdiction over the trust; and

c. If any trust condition is held invalid, it will not affect other provisions that can be given effect without the invalid provision.

GENERAL PROVISIONS

Individuals Omitted From Bequests

19. If I have omitted to leave property in this Will to one or more of my heirs as named above or have provided them with zero shares of a bequest, the failure to do so is intentional.

Insufficient Estate

20. If the value of my estate is insufficient to fulfill all of the bequests described in this Will then I give my Executor full authority to decrease each bequest by a proportionate amount.

Additional Provisions

21. John Alvin Sharp Jr excluded from receiving any properties or money.

No Contest Provision

22. If any beneficiary under this Will contests in any court any of the provisions of this Will, then each and all such persons shall not be entitled to any devises, legacies, bequests, or benefits under this Will or any codicil hereto, and such interest or share in my estate shall be disposed of as if that contesting beneficiary had not survived me.

Severability

23. If any provisions of this Will are deemed unenforceable, the remaining provisions will remain in full force and effect.

IN WITNESS WHEREOF, I have signed my name on this the 8th day of Aug, 2023, at Nashville, Tennessee, declaring and publishing this instrument as my Last Will, in the presence of the undersigned witnesses, who witnessed and subscribed this Last Will at my request, and in my presence.

John Alvin Sharp (Testator) Signature

SIGNED AND DECLARED by John Alvin Sharp on the 8th day of Aug, 2023 to be the Testator's Last Will, in our presence, at Nashville, Tennessee, who at the Testator's request and in the presence of the Testator and of each other, all being present at the same time, have signed our names as witnesses.

Witness #1 Signature

Rahul Jankle

Witness #1 Name (Please Print)

5543 Edmondson Pike

Witness #1 Street Address

Nashville TN 37211

Witness #1 City/State

Witness #2 Signature

Ben Gordon

Witness #2 Name (Please Print)

5543 Edmondson Pike

Witness #2 Street Address

Nashville TN 37211

Witness #2 City/State

08/08/23

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 11, 2026

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AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

I, John Alvin Sharp, the Testator, sign my name to this instrument this 8th day of Aug, 2023, and being first duly sworn, declare to the undersigned authority all of the following:

1. I execute this instrument as my Last Will.
2. I sign this Last Will willingly, or willingly direct another to sign for me.
3. I execute this Last Will as my free and voluntary act for the purposes expressed therein.
4. I am 18 years of age or older, of sound mind and under no constraint or undue influence.

Testator: John Sharp

We, Rahul Jankle and Ben Gordon, the witnesses, being first duly sworn, sign our names to this instrument and declare to the undersigned authority all of the following:

1. The Testator executes this instrument as their Last Will.
2. The Testator signs it willingly, or willingly directs another to sign for them
3. Each of us, in the conscious presence of the Testator, and in the presence of each other, signs this Last Will as a witness.
4. To the best of our knowledge, the Testator is 18 years of age or older, of sound mind and under no constraint or undue influence.

Witness #1 Witness #2

Subscribed and sworn to before me by John Alvin Sharp, the Testator, and by Rahul Jankle and Ben Jankle, witnesses, this 8th day of Aug, 2023.

(Signed) (Seal)

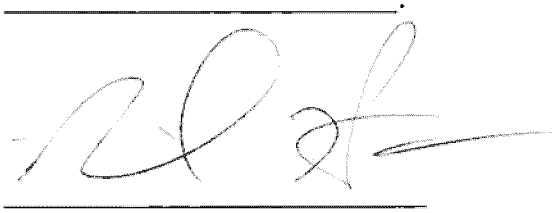
Dharam Pal Goyal Notary Public
(Official capacity of officer)

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 11, 2026

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Certificate of Authenticity

I, Nick Harris, 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 **August 13, 2025**.



Affiant Signature

8/13/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **13** day of **August**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

