THIS INSTRUMENT PREPARED BY:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206
EM-25-9778

Karen Johnson Davidson County
Batch# 1317798 AFFIDAVITH
09/03/2025 10:44:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20250903-0070248

AFFIDAVIT OF HEIRSHIP
AS TO ANN FYKE WINCHESTER LUSTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Roger Allen Gregory hereinafter referred to as the "Affiant", being first duly sworn, states that he/she is at least 18 years of age and, pursuant to T.C.A § 30-2-712 and subject to and governed by the penalties set forth in Section (f) therein, makes oath as follows:

1. That Affiant is a citizen and resident of Davidson County, Tennessee, residing at 522 Knapp Farm Drive, Hermitage, TN 37076.

2. That Affiant personally knew **Ann Fyke Winchester Lusty a/k/a Ann W. Lusty** (hereinafter referred to as the "Decedent") for 25 years and has personal knowledge of the family of Decedent by reason of the following: Longtime family friend through John Stuart Lusty.

3. That Decedent died on October 21, 2023, at the age of 95 years, and was at the time a resident of Davidson County, Tennessee.

4. That Decedent died with a Last Will and Testament (attached hereto as **Exhibit A**); however, the said Last Will and Testament was not admitted to probate.

5. That the Decedent's died **unmarried.**

6. That the following persons are ALL of the children born to or adopted by Decedent during Decedent's lifetime (list all children, living or deceased):

Mary June Lusty **Lynn Ann Lusty** **John Stuart Lusty**

Samuel Brian Lusty _____ _____

7. If any child is deceased, list all the children (and age(s)) of that deceased child (i.e. grandchildren of the Decedent):

N/A

8. That the following persons are the parents of the Decedent, both living and deceased (complete if Decedent is NOT survived by spouse or child):

N/A

9. Additional information, if any, either known or understood to be true by Affiant:

_____
_____.

***The Affiant acknowledges that is Affidavit may be relied upon by third parties in order to establish chain of title by descent and distribution.

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Further, Affiant sayeth not.

IN WITNESS WHEREOF, the Affiants have duly signed and sealed this Affidavit of Heirship dated this 7th day of August, 2025, and declare under penalty of perjury that it is true and correct.

Roger Allen Gregory, Affiant

Sworn to and subscribed before me this the 7th day of August, 2025.

Notary Public
My Commission Expires: 1/24/28

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roger Allen Gregory, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of August, 2025.

Notary Public

My Commission Expires: 1/24/28

MAKAYLA WRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

ACKNOWLEDGED BY (HEIRS AT LAW):

Mary June Lusty

Lynn Ann Lusty

John Stuart Lusty

Samuel Brian Lusty

Last Will and Testament

of

ANN FYKE WINCHESTER LUSTY

I, ANN FYKE WINCHESTER LUSTY, a resident of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this as my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

ITEM FIRST

I am not married. I have four children, Mary June Lusty, Lynn Ann Lusty, John Stuart Lusty and Samuel Brian Lusty.

ITEM SECOND

I hereby nominate and appoint my daughter, Mary June Lusty, as Personal Representative of this my Last Will and Testament. In the event Mary June Lusty should fail or refuse for any reason to serve as my Personal Representative, I nominate and appoint my daughter, Lynn Ann Lusty, to serve in her stead as Personal Representative. My Personal Representative shall not be required to furnish bond. I expressly excuse my Personal Representative from filing an inventory or accountings of my estate as otherwise would be required under applicable law, unless such inventory and accounting is specifically requested by any beneficiary of my residuary estate. My Personal Representative shall have all the powers enumerated in Section 35-50-110, Tennessee Code Annotated.

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I direct that all of my just debts, funeral expenses, administration expenses, and all death, succession, inheritance and estate taxes be paid as soon after my death as may be deemed practical, and direct that the same shall be a general charge against my estate. I direct that the proceeds of any life insurance payable to my estate or to my Personal Representative may be used for the payment of debt or taxes.

ITEM FOURTH

I devise and bequeath all right, title and interest I own at the time of my death in a house located at 1319 Ardee Avenue, Nashville, Tennessee 37216, and all of its contents, furnishings and personal effects, used by me, regardless of nature or type, in equal shares to my children, Mary June Lusty, Lynn Ann Lusty, John Stuart Lusty and Samuel Brian Lusty.

I direct that my real property be sold and the proceeds be divided equally between my children who survive me. If any of my children do not survive me, I direct that the proceeds be divided equally between the children who survive me. In the event that all of my children predecease me, I bequeath all of my real estate to my granddaughter, Kendra Lynn Lawrence.

I bequeath all of my personal property equally to my children that survive me, to be divided by them as they may agree, but if they cannot agree, my Personal Representative, exercising absolute and unlimited discretion, shall distribute my personal property to my children in as fair and practical manner as is appropriate under the circumstances. In the event that all of my children predecease me, I bequeath all of my personal property to my granddaughter, Kendra Lynn Lawrence.

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All the rest, residue and remainder of my estate, real, personal and mixed, of every nature and wheresoever situated, I give, devise and bequeath to all of my children in equal shares. If any of my children predecease me, then his or her share shall pass in equal shares to the children who survive me. In the event that all of my children predecease me, I bequeath all of the rest, residue and remainder of my estate to my granddaughter, Kendra Lynn Lawrence.

IN WITNESS WHEREOF. I have set my hand to this my Last Will and Testament ~~consisting of three~~ **(3) typewritten pages, this page included,** on this the 9 day of Jan., 2020.

Ann Fyke Winchester Lusty

ANN FYKE WINCHESTER LUSTY

The above instrument, consisting of three (3) typewritten pages, this page included, was signed, published and declared by ANN FYKE WINCHESTER LUSTY to be her Last Will and Testament in the presence of all of us at one and the same time, and we, at such person's request and in such person's presence and in the presence of each other, have hereunto subscribed our names as witnesses thereto.

WITNESSES:

Mary K Pearl
Name

200 Indian Lake Blvd
Address Hendersonville, TN 37075

Name

200 Indian Lake Blvd
Address Hendersonville, TN ~~37138~~ 37075

Page Three of my Last Will and Testament

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We, Hilary K Peach, and Amber Kay Johnson, being the attesting witnesses to the foregoing Last Will and Testament of ANN FYKE WINCHESTER LUSTY, and being first duly sworn, make oath that ANN FYKE WINCHESTER LUSTY signed the foregoing Will, consisting of three (3) pages, this page not included, on this 9 day of Jan., 2020, in our joint sight and in our presence and declared the same to be her Last Will and Testament; and that we, in her sight and presence and in the sight and presence of each other, at her request, signed our names thereto as attesting witnesses; that we believed the said ANN FYKE WINCHESTER LUSTY to be, at that time, of sound mind and disposing memory; and that this affidavit is being made at the request of the Testatrix.

WITNESS our signatures on this the 9 day of Jan., 2020.

Hilary K Peach

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: Oct. 2, 2023

Certificate of Authenticity

I, Emily Manno, 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 **8/7/25**.

Date

Affiant Signature

8/7/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

