Karen Johnson
Batch # 1346291
11/14/2025 09:59:26 AM
Fees: $27.00 Taxes: $0.00
Davidson County
AFFIDAVITH
5 pgs
20251114-0090823

Prepared by: Smith.Sholar.Milliken.Matthews.PLLC.
1164 Nashville Pike
Gallatin, TN 37072

AFFIDAVIT OF HEIRSHIP
as to
The Estate of Annie Edna Jones

STATE OF TENNESSEE
COUNTY OF Davidson
On this 31st day of Oct, 2025, before me personally appeared Tonya Moser "Affiant," who having been duly sworn, deposes and says:

That Affiant is at least eighteen (18) years of age and resides at the location set forth below.

That Affiant was personally acquainted with Annie Edna Jones Eakes "Decedent," during Decedent's lifetime and was familiar with Decedent's family history based on the following: family

That Decedent died on or about June 1, 2025 and that the Decedent's place of residence and homestead at the time of death, was as follows: 3605 Earhart Rd., Hermitage, TN 37076.

That as of June 1, 2025, Decedent was survived by the following person(s):

	Name	Address
Surviving Spouse	**N/A**	

	Name	Address
Surviving Children	**N/A**	

	Name	
Deceased Children	**Vivian Eakes Hull**	N/A
	Linda Friar	N/A

	Name	Address
Adopted Children	**N/A**	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: NONE

Further, Decedent died testate and all family members wish to avoid probate. Pursuant to the Last Will and Testament of Annie Edna Jones, the property was devised to her grandchildren Lawrence Boyd Fudge, Dena Carol Friar Cole, Kile David Fudge, Sr., Thomas Darryl Driar, Terrie Danielle Friar Graves, and Deborah Friar Rentfro upon her death.. The Last Will and Testament of Annie Edna Jones is attached as Exhibit B.

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

SEE ATTACHED EXHIBIT "A"

FOR INFORMATION PURPOSES ONLY: 3605 Earhart Rd., Hermitage, TN 37076.

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

Further the Affiant sayeth not.

- Affiant

Tonya Moser

Address of Affiant:

1420 Shelby Trace
Mt. Juliet, TN 37122

Jurat

STATE OF TENNESSEE
COUNTY OF Wilson

Subscribed and sworn to before me this 31st day of Oct, 2025.

Notary Public

My Commission Expires: 9/19/28

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tonya Moser with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 31st date of October, 2025.

Notary Public

My Commission Expires: 9/19/28

LILLIAN EATMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

EXHIBIT "A"

A tract or parcel of land located in the 4TH Civil District of Davidson County, Tennessee and being bounded on the North and East by Spencer, on the South by Jason & Carrie Family Trust and on the West by the easterly Right of Way of Earhart Road and being more particularly described as follows:

Beginning at an iron pin in the easterly Right of Way of Earhart Road, said pin being the northwesterly corner of the Jason & Carrie Family Trust property (DB.4648, PG.376, R.O.D.C.T.) and the southwesterly corner of the property herein described, also being 26 feet from the centerline of said road. Said pin being the POINT OF BEGINNING. Thence, with the Right of Way of the road, North 10 Degrees 58 Minutes 17 Seconds East, a distance of 150.00 feet to an iron pin at a common corner of the Anthony Spencer property (DB.9994, PG.169, R.O.D.C.T.). Said pin being the northwesterly corner of the property herein described, also being 26 feet from the centerline of said road. Thence, leaving the road and with the line of Spencer, South 83 Degrees 16 Minutes 34 Seconds East, a distance of 304.71 feet to an iron pin. Said pin being the northeasterly corner of the property herein described. Thence, South 10 Degrees 44 Minutes 14 Seconds West, a distance of 150.71 feet to an iron pin in the northeasterly corner of the Jason & Carrie Family Trust property. Said pin being the southeasterly corner of the property herein described.
Thence, North 83 Degrees 08 Minutes 08 Seconds West, a distance of 305.27 feet to the POINT OF BEGINNING. Said tract containing 1.05 acres or 45,741 sq.ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated October 28, 2025.

Exhibit "B"

Last Will and Testament

Be it Known that I, **Annie Edna Jones Eakes**, resident of the County of Davidson in the state of Tennessee, being of sound mind, do make and declare this to be my LAST Will and Testament expressly revoking all my prior wills and Codicils at any time made.

PERSONAL REPRESENTATIVE: I appoint my brother, James Roy Jones and/or my daughter Vivian Eakes Hull as Personal Representatives of this my Last Will and Testament to carry out all provisions of this Will and pay my just debts, obligations and funeral expenses. I further provide that my personal representatives shall not be required to post surety bond in this or any other jurisdiction, and direct that no expert appraisal be made of my estate unless required by law.

BEQUESTS: I direct that after payment of all my just debts, my property be bequeathed in the following manner:

To my daughter, Vivian Eakes Hull, one half of my entire estate. Should she pre-decease me, her half of my estate is to be divided equally among my living grandchildren.

To my beloved six grandchildren, one half of my estate to be divided equally between them; namely Lawrence Boyd Fudge, Dena Carol Friar Cole, Kile David Fudge, Sr., Thomas Darryl Friar, Terrie Danielle Friar Graves, and Deborah Friar Rentfro . Should any of them pre-decease me their share is to be divided among the remaining grandchildren.

In WITNESS WHEREOF: I have hereunto set my hand this 29 day of February, 2020

Annie Edna Jones Eakes

Testator Signature

Witnessed: The testator has signed this will at the end and on each separate page, and has declared or signified in our presence that it is her last will and testament, and in the presence of the testator and each other we have hereunto subscribed our names this 29 day of Feb. 2020 (year)

Karen L Osmer — 4736 Andrew Jackson Pky Herm. TN 37076

Witness Signature — Address

Cori R Smart — 4736 Andrew Jackson Pky Herm. TN. 37076

Witness Signature — Address

ACKNOWLEDGEMENT

State of Tennessee, County of Davidson

WE, Annie Edna Jones Eakes Karen L. Osment and Toni Smart

The testator and witnesses, respectively, whose names are signed to the attached and foregoing instrument, were sworn and declared to the undersigned that the testator signed the instrument as her LAST WILL and that each of the witnesses, in the presence of the testator and each other signed the will as a witness:

Testator: Annie Edna Jones Eakes

Witness Karen L Osment

Witness

On February 21, 2025 before me, appeared Annie Edna Jones Eakes personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within Instrument and acknowledged to me that she executed the same in her authorized capacity, and that her signature(s) on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Signature of Notary

MICHELLE WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant____ Known ✓ Produced ID

Type of Id Account Information Social Security Card