Karen Johnson
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Davidson County
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20251119-0092181

This Instrument Prepared by:

J. Kasey Talbott, Attorney at Law
Centerpoint Group Law Firm
107 N. Maple St
Murfreesboro, TN 37130

AFFIDAVIT OF HEIRSHIP
RE: ESTATE OF DONNA K. BROOKS

STATE OF Tennessee)
COUNTY OF Davidson)

I, the undersigned, **Kathy A. Stanton**, being first duly sworn, depose and say that I am an adult citizen and resident of Davidson County, Tennessee, respectively, and further say:

1. That Donna K. Brooks owned interest in real property at the time of her death at 219 East End Rd., Goodlettsville, TN 37072. I will refer to this person as the Decedent.

2. I knew the Decedent during her life, as I was her sister-in-law, and I am familiar with the other members of her family

3. The said, Donna K. Brooks, died testate on or about July 10, 2025. A copy of Decedent's Last Will and Testament is attached hereto as Exhibit A

4. At the time of her death, the Decedent was married to Donnie R. Brooks, whom she married in 1987.

5. At the time of her death the Decedent had no children, as her son, William A. Klaus, predeceased her without issue.

6. Decedent's Will left her entire estate, including real estate, to her husband, Donnie R. Brooks.

7. The Decedent, at the time of his/her death, had the following heirs at law.

   Spouse: Donnie R. Brooks.

8. Further, that this Affidavit of Heirship is freely given for the purpose of establishing the identity of the persons who are surviving heirs at law of Donna K. Brooks, and to establish as a matter of record the present state of title to the herein described real property. Herein further described in Exhibit "A".

WITNESS MY HAND AND SIGNATURE on this the 19th day of Nov., 2025.

Kathy Ann Stanton

KATHY ANN STANTON

Sworn to and subscribed before me this the 19th day of November, 2025.

Rodrigo Rivas
Commission Expires
May 3, 2027

Rodrigo Rivas

NOTARY PUBLIC

My Commission Expires:

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF _____)
COUNTY OF _____)

EXHIBIT A

A small tract of land in the Tenth Civil District of Davidson County, in the State of Tennessee, located near Ridgetop on a road leading off of U.S. Highway No. 41-E East near top of hill, road is called East Road or Gammon Road, being about one mile from Highway, being Tract No. 1 land conveyed to Eli M. Gammon and wife, Maude L. Gammon, by David Lassiter and wife, Jewell H. Lassiter, of record, noted in Book 75, page 600, recorded in 1977, page 468, Register's Office for Davidson County, Tennessee, according to a survey made by C. J. Carney, Surveyor, dated September 11, 1964, as follows:

Being the same property conveyed to Donna Brooks by Deed from Donnie Brooks, of record in Instrument Number 20080527-0053971, dated May 27, 2008, said Register's Office.

Tennessee Last Will and Testament
of

Donna Brooks

I, Donna Brooks, resident in the City of nashville, County of davidson, State of Tennessee, being of sound mind, not acting under duress or undue influence, and fully understanding the nature and extent of all my property and of this disposition thereof, do hereby make, publish, and declare this document to be my Last Will and Testament, and hereby revoke any and all other wills and codicils heretofore made by me.

I. EXPENSES & TAXES

I direct that all my debts, and expenses of my last illness, funeral, and burial, be paid as soon after my death as may be reasonably convenient, and I hereby authorize my Personal Representative, hereinafter appointed, to settle and discharge, in his or her absolute discretion, any claims made against my estate.

I further direct that my Personal Representative shall pay out of my estate any and all estate and inheritance taxes payable by reason of my death in respect of all items included in the computation of such taxes, whether passing under this Will or otherwise. Said taxes shall be paid by my Personal Representative as if such taxes were my debts without recovery of any part of such tax payments from anyone who receives any item included in such computation.

II. PERSONAL REPRESENTATIVE

I nominate and appoint Donnie ray Brooks, of goodlettsville, County of davidson, State of tennessee as Personal Representative of my estate and I request that (he/she) be appointed temporary Personal Representative if (he/she) applies. If my Personal Representative fails or ceases to so serve, then I nominate Donna kay brooks of goodlettsville, County of davidson, State of tennessee to serve.

III. DISPOSITION OF PROPERTY

I devise and bequeath my property, both real and personal and wherever situated, as follows:

1st Beneficiary

Donnie ray Brooks [full name], currently of 219 east end rd goodlettsville,tennessee 37072 [address], as my husband [relation] whose last four (4) digits of their Social Security Number (SSN) are xxx-xx-7181 with the following property:

everything

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2nd Beneficiary

_____ [full name], currently of _____ [address], as my _____ [relation] whose last four (4) digits of their Social Security Number (SSN) are xxx-xx-_____ with the following property:

_____

3rd Beneficiary

_____ [full name], currently of _____ [address], as my _____ [relation] whose last four (4) digits of their Social Security Number (SSN) are xxx-xx-_____ with the following property:

_____

If any of my beneficiaries have pre-deceased me, then any property that they would have received if they had not pre-deceased me shall be distributed in equal shares to the remaining beneficiaries.

If any of my property cannot be readily sold and distributed, then it may be donated to any charitable organization or organizations of my Personal Representative's choice. If any property cannot be readily sold or donated, my Personal Representative may, without liability, dispose of such property as my Personal Representative may deem appropriate. I authorize my Personal Representative to pay as an administration expense of my estate the expense of selling, advertising for sale, packing, shipping, insuring and delivering such property.

IV. OMISSION

Except to the extent that I have included them in this Will, I have intentionally, and not as a result of any mistake or inadvertence, omitted in this Will to provide for any family members and/or issue of mine, if any, however defined by law, presently living or hereafter born or adopted.

V. BOND

No bond shall be required of any fiduciary serving hereunder, whether or not specifically named in this Will, or if a bond is required by law, then no surety will be required on such bond.

VI. DISCRETIONARY POWERS OF PERSONAL REPRESENTATIVE

My Personal Representative, shall have and may exercise the following discretionary powers in addition to any common law or statutory powers without the necessity of court license or approval:

A. To retain for whatever period my Personal Representative deems advisable any property, including property owned by me at my death, and to invest and reinvest in any property, both real and personal, regardless of whether any particular investment would be proper for a Personal Representative and regardless of the extent of diversification of the assets held hereunder.

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B. To sell and to grant options to purchase all or any part of my estate, both real and personal, at any time, at public or private sale, for consideration, whether or not the highest possible consideration, and upon terms, including credit, as my Personal Representative deems advisable, and to execute, acknowledge, and deliver deeds or other instruments in connection therewith.

C. To lease any real estate for terms and conditions as my Personal Representative deems advisable, including the granting of options to renew, options to extend the term or terms, and options to purchase.

D. To pay, compromise, settle or otherwise adjust any claims, including taxes, asserted in favor of or against me, my estate or my Personal Representative.

E. To make any separation into shares in whole or in part in kind and at values determined by my Personal Representative, with or without regard to tax basis, and to allocate different kinds and disproportionate amounts of property and undivided interests in property among the shares.

F. To make such elections under the tax laws as my Personal Representative shall deem appropriate, including elections with respect to qualified terminable interest property, exemptions and the use of deductions as income tax or estate tax deductions, and to determine whether to make any adjustments between income and principal on account of any election so made.

G. To make any elections permitted under any pension, profit sharing, employee stock ownership or other benefit plan.

H. To employ others in connection with the administration of my estate, including legal counsel, investment advisors, brokers, accountants and agents and to pay reasonable compensation in addition to my Personal Representative's compensation.

I. To vote any shares of stock or other securities in person or by proxy; to assert or waive any stockholder's rights or privilege to subscribe for or otherwise acquire additional stock; to deposit securities in any voting trust or with any committee.

J. To borrow and to pledge or mortgage any property as collateral, and to make secured or unsecured loans. My Personal Representative is specifically authorized to make loans without interest to any beneficiary hereunder. No individual or entity loaning property to my Personal Representative or trustee shall be held to see to the application of such property.

K. My Personal Representative shall also in his or her absolute discretion determine the allocation of any GST exemption available to me at my death to property passing under this Will or otherwise. The determination of my Personal Representative with respect to any elections or allocation, if made or taken in good faith, shall be binding upon all affected.

VII. CONTESTING BENEFICIARY

If any beneficiary under this Will, or any trust herein mentioned, contests or attacks this Will or any of its provisions, any share or interest in my estate given to that contesting beneficiary under this Will is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased me.

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VIII. GUARDIAN AD LITEM NOT REQUIRED

I direct that the representation by a guardian ad litem of the interests of persons unborn, unascertained or legally incompetent to act in proceedings for the allowance of accounts hereunder be dispensed with to the extent permitted by law.

IX. GENDER

Whenever the context permits, the term "Personal Representative" shall include "Executor" and "Administrator," the use of a particular gender shall include any other gender, and references to the singular or the plural shall be interchangeable. All references to the Internal Revenue Code shall mean the Internal Revenue Code of 1986 or any successor Code. All references to estate taxes shall include inheritance and other death taxes.

X. ASSIGNMENT

The interest of any beneficiary in this Will, shall not be alienable, assignable, attachable, transferable nor paid by way of anticipation, nor in compliance with any order, assignment or covenant and shall not be applied to, or held liable for, any of their debts or obligations either in law or equity and shall not in any event pass to his, her, or their assignee under any instrument or under any insolvency or bankruptcy law, and shall not be subject to the interference or control of creditors, spouses or others.

XI. GOVERNING LAW

This document shall be governed by the laws of the State of Tennessee.

XII. BINDING ARRANGEMENT

Any decision by my Personal Representative with respect to any discretionary power hereunder shall be final and binding on all persons interested. Unless due to my Executor's own willful default or gross negligence, no Executor shall be liable for said Executor's acts or omissions or those of any co-Executor or prior Executor.

I, the undersigned Donna K Brooks, do hereby declare that I sign and execute this instrument as my last Will, that I sign it willingly in the presence of each of the undersigned witnesses, and that I execute it as my free and voluntary act for the purposes herein expressed, on this 21 day of November, 20 18.

Donna K Brooks
Testator Signature

Donna K Brooks
Testator (Printed Name)

The foregoing instrument, was on this 21 day of November, 20 18, subscribed on each page and at the end thereof by Donna Brooks, the above-named Testator, and by (him/her) signed, sealed, published and declared to be (his/her) LAST WILL AND TESTAMENT, in the presence of us and each of us, who

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thereupon, at (his/her) request, in (his/her) presence, and in the presence of each other, have hereunto subscribed our names as attesting witnesses thereto.

Witness Signature — 790 West College St. Greenbrier, TN 37073 (Address)

Tiffany N West
Witness Signature — 790 West College St Greenbrier, TN 37073 (Address)

TESTAMENTARY AFFIDAVIT

STATE OF Tennessee

COUNTY OF Robertson, SS.

Before me, the undersigned authority, on this day personally appeared Donna Brooks, testator, Sandra Deaton, witness and Tiffany West, witness, known to me to be the testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, and, all of these persons being by me duly sworn, the testator declared to me and to the witnesses in my presence that the instrument is the testator's last will and that the testator has willingly signed or directed another to sign for him/her, and that the testator executed it as the testator's free and voluntary act for the purposes therein expressed; and each of the witnesses stated to me, in the presence of the testator, that they signed the will as witnesses and that to the best of their knowledge the testator was eighteen (18) years of age or over, of sound mind and under no constraint or undue influence.

Donna K Brooks
Testator Signature

Sandra K Deaton
Witness Signature

Tiffany N West
Witness Signature

Subscribed and sworn to before me by the said testator and the said witnesses, this 21 day of November, 2018.

Lauren E. Tisdale
Notary Public

My Commission expires: Sept. 26, 2020

LAUREN E TISDALE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

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