This instrument prepared by:
Tennessee Title Services, LLC
547 North Mt. Juliet Road, Ste. 100
Mt. Juliet, TN 37122
File No. SG-25-6038

Karen Johnson Davidson County
Batch# 1379196 AFFIDAVITH
02/11/2026 12:59:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20260211-0010741

AFFIDAVIT AS TO HEIRS
of
MARY FAY SMITH
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF WILSON

On the 9th day of January, 2026, before me personally appeared **Nancy Mathis**, "the Affiant", to me personally known, who being by me duly sworn, deposes and says:

Affiant understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit known 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).

That Affiant is over eighteen (18) years of age and currently resides at 694 Saundersville Ferry Rd, Mt Juliet, TN 37122, in Wilson County, Tennessee.

That Affiant was personally acquainted with **Mary Fay Smith**, also known as **Mary Faye Oakley Smith**, "the Decedent" and has sufficient knowledge of the family history to attest to the statements contained herein;

That the Affiant knew the Decedent for over 40 years and is familiar with Decedent's family history as they have been **a former neighbor and co-worker of the Decendent** during this period.

And that said Decedent died on or about **December 11, 2025, a widow**, having been predeceased by their spouse, **Kenneth Smith**, who died on or about **October 09, 2024**.

That this affidavit is being provided to clarify title to all real property owned by Decedent at the time of their death;

Affiant further states that the Decedent left surviving the following persons and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Thomas Wesley Smith	**Son**
Alan Eugene Smith	**Son**
Mark Edward Smith	**Son**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above.

And said decedent did leave a Last Will and Testament that has and will not be probated. It is attached as "*Exhibit B*."

Affiant further acknowledges that this affidavit is made for the purpose of inducing a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

Further Affiant saith not.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 on this the 9th day of January, 2026.

[THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK
SIGNATURE AND NOTARY/JURAT PAGES TO FOLLOW]

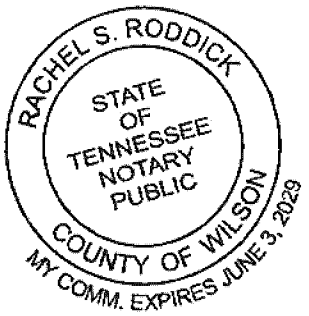
Nancy Mathis

Nancy Mathis

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on this 9th day of January, 2026

Notary Public
My Commission Expires: 6/3/2029 (Notary Seal)



STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Nancy Mathis**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 9th day of January, 2026.

Notary Public
My Commission Expires: 6/3/2029 (Notary Seal)

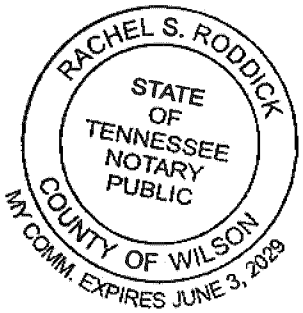


EXHIBIT A

Land in Davidson County, Tennessee, being Lot/Unit No. 207, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444 and corrected in Instrument 20020319-0034160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from Michelle M. Baham and Ashley E. Baham to Kenneth Smith and Mary Fay Smith, husband and wife, recorded August 7, 2013, as Instrument No. 20130807-0082673 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $215,000.00.The said Kenneth Smith died on or about October 9, 2024, leaving Mary Fay Smith as the surviving tenant by the entireties. The said Mary Far Smith died on or about December 11, 2025.

Map and Parcel: 075-15-0A-207.00
Being also known as 207 Stoners Glen Court, Hermitage, TN 37076

EXHIBIT B

LAST WILL AND TESTAMENT

OF

MARY FAY SMITH

My name is Mary Fay Smith. I presently reside in Davidson County, Tennessee, and I declare this to be my Last Will and Testament, revoking all prior testamentary instruments.

I am widowed. I have three (3) children: Thomas Welsey Smith, born April 29, 1961; Alan Eugene Smith, born December 16, 1963; and Mark Edward Smith, born September 18, 1967.

ARTICLE I.

1.1 **Appointment of Personal Representative.** I appoint Alan Eugene Smith as Executor of my estate. If Alan Eugene Smith is unable or unwilling to serve, I then appoint Thomas Wesley Smith to serve as Executor of my estate. If Thomas Wesley Smith is unable or unwilling to serve, I then appoint Mark Edward Smith to serve as Executor of my estate.

These and any successor fiduciaries are referred to generally herein as my "personal representative."

1.2 **Accounting and Inventory of Estate.** Unless such is required by applicable state law, I hereby excuse my personal representative from the requirement of filing an accounting or a detailed inventory of my estate in the probate proceedings.

1.3 **Bond is Excused.** I direct that each personal representative or Executor named herein be permitted to serve without bond. If the law should require a bond for such personal representative or Executor, I then authorize such bond to be purchased using funds of my estate.

1.4 **Resident Fiduciary.** If applicable law requires the appointment of a resident fiduciary to serve with any of the fiduciaries named herein who may be non-residents, I authorize the named, non-resident fiduciary to designate a person or corporate entity to fulfill the resident fiduciary requirement with authority to waive bond in his or her discretion.

ARTICLE II.

2.1 **Expenses, Debts, and Taxes.** All of my lawful debts, funeral expenses, and expenses of the administration of my estate are to be paid from my general estate as soon as is practicable after my death at the direction of my personal representative. All inheritance, estate, and similar taxes assessed by reason of my death shall be paid in respect of all property and interest required to be included in my estate for tax purposes whether the same passes under this Will or otherwise and without contribution from any recipient of any property required to be included for tax purposes.

2.2 **Secured Debts.** I do provide, however, that any debts of mine which are secured by mortgages, deeds of trust, or other security instruments may be paid from my general estate, or such debts may be continued according to their terms and the property interest delivered to the beneficiary subject to the unpaid balance of the obligation, with the option at the discretion of my personal representative.

2.3 **Ancillary Administration.** If, at the time of my death, I own or have an interest in property located outside the state of my domicile and requiring ancillary proceedings, I authorize the payment from my domiciliary estate of the cost of ancillary and similar proceedings in other jurisdictions. To such extent as may be allowed by the laws of another jurisdiction, I authorize my personal representative to serve in the same or similar capacity, alone or with someone else, if required, and without bond unless required by law.

ARTICLE III.

3.1 **Bequest of Tangible Personal Property.** In the event I should leave a memorandum with my Will setting forth my desires with respect to the disposition of certain items of tangible personal effects, it is my request that said memorandum be followed. Items of tangible personal property and personal effects not covered by said memorandum, if any, consisting generally of jewelry, wearing apparel, articles of personal adornment, books, pictures, paintings, household furniture, furnishings, and equipment, I leave equally to my children. This bequest shall specifically include any automobile(s) titled in my name. For such personal property items as any beneficiary

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does not want or has no need for, my personal representative shall have the authority to sell the same and add the proceeds to my residuary estate. All decisions as to divisions and distributions hereunder by my personal representative shall be final and binding on all parties.

3.2 **Discretion of Personal Representative.** In addition to the authority and discretion granted my personal representative in the preceding paragraphs, I further authorize:

(a) The selling of all or a part of the tangible personal property passing under this bequest and delivering the proceeds to the guardian of a minor or legally incompetent beneficiary for the use and benefit of such beneficiary.

(b) My personal representative may also give such part of my furniture, household furnishings and personal effects not wanted by beneficiaries to a worthy charitable organization.

(c) If there is a dispute over the disposition of items of tangible personalty passing under this Article III of my Will, my personal representative shall have the authority to sell the same at a public or private sale and distribute the cash proceeds in lieu of the items of personalty.

The decision of my personal representative on these matters is conclusive and binding on each beneficiary.

ARTICLE IV.

4.1 **Residuary Bequest.** I leave the rest, residue, and remainder of my estate to be distributed to the named beneficiaries as follows:

Thomas Welsey Smith	33.333%
Alan Eugene Smith	33.333%
Mark Edward Smith	33.333%

If any of the above named individual beneficiaries do not survive me, their portion shall be distributed to that beneficiary's surviving heirs, per stirpes. If that beneficiary does not have surviving heirs, then that beneficiary's shares shall be distributed to the other named beneficiaries or that beneficiaries' surviving heirs, per stirpes.

ARTICLE V.

5.1 **Fiduciary Powers.** My personal representative shall have all of the powers set forth in Section 35-50-110, Tennessee Code Annotated, which are incorporated into this Will by specific

reference. In addition to the foregoing powers incorporated by reference, my personal representative shall have the powers and duties set forth in the balance of this Article.

5.2 **Authority to Operate Business.** My personal representative shall have full and complete authority to continue the operation of any business interest which I may have at the time of my death without the necessity of court approval and for such time as my personal representative deems advisable. My personal representative shall be exonerated from liability for any loss incurred in the operation of such business so long as he or she is acting in good faith and is not guilty of willful misconduct.

5.3 **Authority to Sell Real Property.** My personal representative shall have the authority and discretion to buy or to sell or lease real property or any interest in real property which I may have and to use and apply the proceeds from a sale or lease to the payment of debts, taxes, and expenses of administration of my estate and may generally treat real property the same as personalty.

5.4 **Powers of Appointment.** I am not aware of any powers of appointment vested in me, but to such extent as I am allowed to do so, I authorize my personal representative to exercise or decline to exercise such powers of appointment as he or she determines to be in the best interest of my estate and the beneficiaries of my estate.

5.5 **Beginning of Payments.** Beginning immediately after my death, my personal representative may begin making payments to my beneficiaries during the administration of my estate and need not wait for the final settlement of the estate. My personal representative shall be given credit on the final settlement for all disbursements made to my beneficiaries under the provisions of this power.

5.6 **Unproductive Assets.** I authorize my personal representative to hold unproductive assets in the absence of a specific written request to dispose of same and convert such assets to income producing property.

5.7 **Insurance Policies.** My personal representative is authorized to hold, own and pay premiums on life insurance policies owned by me and to continue same in force for so long as they deem appropriate.

5.8 **Disposition of Life Insurance Proceeds.** My personal representative shall distribute life insurance proceeds according to the provisions of this Will or, in his or her discretion, use all or a part of the proceeds for the payment of funeral and administration expenses, death taxes, and my lawful debts.

5.9 **Payment of Penalties and Interest.** I authorize my personal representative to pay from my general estate any interest which may accrue on debts or taxes due from my estate. Provided also, I authorize the payment of any penalties assessed as a charge against my estate so long as they are not the result of willful dereliction of duty by my personal representative.

ARTICLE VI.

6.1 **Spendthrift Provision.** I direct that the interest of the beneficiaries hereunder shall not be subject to or liable in any manner to or for their anticipation, assignments, sales, pledges, debts, contracts, engagements or liabilities or subject or liable to attachment and execution under any legal or equitable process.

6.2 **Disclaimer.** I give the right to all beneficiaries or their legal representatives to disclaim all or such part of a legacy or devise as the beneficiary or his/her legal representative may specify in writing deposited with my personal representative and filed in the Probate Court in the County in which my estate is being administered within the time prescribed by the applicable law following my death or at the time allowed after becoming entitled to receive an interest in my estate.

If a beneficiary disclaims, his or her share shall lapse and be distributed as if the beneficiary had not survived me.

IN WITNESS WHEREOF, I have executed this as my Last Will at Hermitage, Tennessee, this 22ND day of DECEMBER, 2024, and request the attesting witnesses to make the Affidavit set out below.

Mary Fay Smith
MARY FAY SMITH, TESTATRIX

On the date shown above, Mary Fay Smith produced to us the foregoing instrument declaring it to be her Last Will and Testament, and she signed the same in our sight and presence and we, the undersigned, at her request and in her sight and presence, and in the sight and presence of each other, have signed our names on the day and date shown above.

ATTEST TO EXECUTION OF WILL:

WITNESS

Beth A. Meadows
WITNESS

ADDRESSES:

327 Park Glen Dr
Mt. Juliet TN. 37122

327 Park Glen Dr.
Mt. Juliet, TN. 37122

PAGE 6 OF MY LAST WILL AND TESTAMENT MFS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT OF ATTESTING WITNESSES

We, the undersigned witnesses to the foregoing Last Will and Testament to which this is attached, being more than 18 years of age and having no interest in her estate, do depose and make affidavit that Mary Fay Smith on the day and date shown produced this instrument, declared the same to be her Last Will and Testament and signed it as such in our sight and presence and we, at her request and in her sight and presence, and in the sight and presence of each other, signed as attesting witnesses. At the time, we considered Mary Fay Smith to be of sound mind and knew her to be more than 18 years of age.

Mary Fay Smith

Mary Fay Smith

Witness

Ruth A. Meadows

Witness

Sworn to and subscribed before me on this, the 22nd day of December, 2024.

Sonya Hampton

NOTARY PUBLIC

My Commission Expires: April 26, 2025

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PAGE 7 OF MY LAST WILL AND TESTAMENT MFS

Certificate of Authenticity

I, Joshua A. Terry, 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 1/9/26.

Affiant Signature – Joshua A. Terry

2/10/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/10/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27