Karen Johnson Davidson County
Batch# 1386032 AFFIDAVITH
02/26/2026 11:14:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260226-0015317

THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

ALICE M. BOHANNON
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the affiant, Alaina Abbott, being first duly sworn according to law, being of lawful age and having known the decedent for approximately 10 years and pursuant to Section 30-2-712 of Tennessee Code Annotated, hereby swears to the following of his or her own free will and based upon his or her personal knowledge and familiarity:

1. Elaine Fussell (the "decedent") died December 10, 2025, a resident of Williamson County, Tennessee.

2. The decedent was not married and had two children. Therefore, the heirs-at-law of the decedent are her children, Hayden Fussell and Kaitlyn Taylor Fussell.

3. At the time of her death, the decedent owned a one-half tenant in common interest in real property in Davidson County, Tennessee known as 5137 Regent Drive, Tennessee 37220 and being more particularly described in the deed of record in Instrument No. 20230801-0059292, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

3. Title for the property described in Exhibit A below vested in the decedent's heirs-at-law upon her death.

4. Kaitlyn Taylor Fussell has signed a qualified disclaimer as shown in Exhibit B to disclaim her interest in the property. Kaitlyn Taylor Fussell is not married, has no children nor

any living parents, therefore Kaitlyn's interest in the property passes 100% to her brother, Hayden Fussell.

5. This affidavit will confirm the vesting of title of the decedent's interest in said real property located in Davidson County, Tennessee, after her death and as a result of the disclaimer by Kaitlyn Taylor Fussell, in Hayden Fussell.

Further, affiant saith not.

Dated this 17th day of February, 2026.

Alaina Abbott
Signature

Alaina Abbott
Print name

Subscribed and sworn to before me this

17th day of February, 2026.

Sarah Cunningham
Notary Public

My Commission Expires:

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Alaina Abbott to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, on this the 17th day of February, 2026.

Sarah Cunningham
Notary Public

My Commission Expires:

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026

EXHIBIT "A"

Tax Parcel 146 15 0 010.00

Land lying in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 258 on the Plan of Haileywood Estates, Section 8-D of record in Book 3500, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hayden R. Fussell and Elaine Fussell by deed from Stephen Paul Morrison and Mandy A. Morrison, husband and wife, of record in Instrument No. 20230801-0059292 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann_ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haileywood Estates, Section 8-D, as recorded in Book 3500, Page 7.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2862. Page 364 and Book 3501, Page 476.

This is improved property located at 5137 Regent Drive Nashville 1N 37220

'Exhibit B'

Karen Johnson Davidson County
Batch# 1385060 AGRMTWARR
02/24/2026 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260224-0014751

DISCLAIMER PURSUANT TO

TENNESSEE CODE ANNOTATED SECTION 31-1-103

Pursuant to Tennessee Code Annotated, Section 31-1-103, and in accordance with U.S. Internal Revenue Code, Section 2518, the undersigned, Kaitlyn Taylor Fussell (herein referred to as the "disclaimant"), hereby exercises the disclaimant's right and election to disclaim property or other interests the disclaimant is entitled to receive on account of the death of Elaine Fussell (herein referred to as the "decedent"), who died December 10, 2025; and in furtherance of such disclaimer, the disclaimant states as follows:

1. The disclaimant is entitled to property on account of the decedent's death, being an heir-at-law of the decedent.

2. The property disclaimed consists of all of the disclaimant's right, title and interest in 5137 Regent Drive, Nashville, Tennessee 37220 recorded in Instrument No. 20230801-0059292 in the Register's Office for Davidson County, Tennessee.

3. The disclaimant has not accepted, received, or benefited in any way with respect to the disclaimed assets or interests. The disclaimant hereby irrevocably and unqualifiedly disclaims and refuses to accept an interest in any and all right, title and interest in said assets and interests being disclaimed.

4. By virtue of this action, since the disclaimant is unmarried, has no children, and has no living parents, the property renounced and disclaimed shall pass to the disclaimant's brother, Hayden Fussell.

202602240014751
202602260015317

SIGNED this 17th day of February, 2026.

Kaitlyn Taylor Fussell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kaitlyn Taylor Fussell, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument.

WITNESS my hand and official seal, at office, this the 17th day of February, 2026.

My Commission Expires: _____

Notary Public

THIS DOCUMENT PREPARED BY:

ALICE M. BOHANNON
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 February 17, 2026.

02/24/2026
Date

Alice M. Bohannon

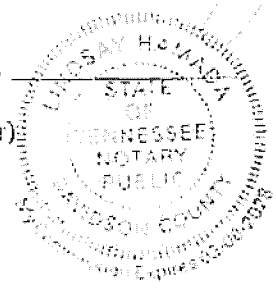
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of February, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)



CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 February 17, 2026.

02/25/2026
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of February, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

