This instrument prepared by:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr., City Park II - Suite 290
Brentwood, TN 37027
File No. B-26-645

Karen Johnson Davidson County
Batch# 1387768 AFFIDAVITH
03/03/2026 02:23:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20260303-0016873

AFFIDAVIT AS TO HEIRS
of
SUSAN H. LAWRENCE
(Pursuant to T.C.A. §30-2-712)

STATE OF Tennessee
COUNTY OF Williamson

On the 20 day of February, 2026, before me personally appeared **Phillip ~~Carpender~~** Carpenter (PC), "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 1412 Lipscomb Dr, Brentwood, TN 37027, in Williamson County, Tennessee.

That Affiant was personally acquainted with **Susan H. Lawrence**, "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 forty (40) years and is familiar with Decedent's family history as they have been **a family friend** during this period.

And that said Decedent died on or about **April 12, 2025, a widow**, having been predeceased by their spouse, **James Lawrence**, also known as **James A. Lawrence**, who died on or about **April 03, 2007**.

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
Chandler Hall, aka Chad Hall	**Son**
Trace Hall	**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 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 20 day of February, 2026.

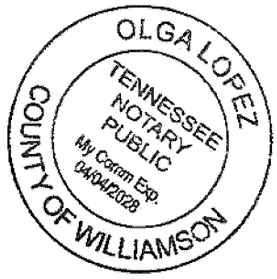
[THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK
SIGNATURE AND NOTARY/JURAT PAGES TO FOLLOW]

Phillip ~~Carpender~~ Carpenter (PC)

STATE OF Tennessee
COUNTY OF Williamson

Sworn to and subscribed before me on this 20 day of February 2026.

Notary Public
My Commission Expires: _____ (Notary Seal)



STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Phillip ~~Carpender,~~** 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. Carpenter (PC)

Witness my hand and seal this 20 day of February, 2026.

Notary Public
My Commission Expires: _____ (Notary Seal)



EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 61A, on the Plan of Zone Lot Division Lot 61 Percy Priest Woods, Section Three Rev., as of record in Plat Book 5200, Page 789, amended in Plat Book 6250, Page 260, Register's Office for Said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James A. Lawrence, unmarried by Warranty Deed from Percy Priest Woods, a Joint Venture of record in Book 6611, Page 716, Register's Office of Davidson County, Tennessee, dated July 18, 1985 and recorded July 22, 1985.

Being the same property conveyed to James Lawrence and Susan Lawrence, Trustees respectively and his/her/their successors in trust for the benefit of James A. Lawrence under the terms of The James A and Susan H. Lawrence Trust dated August 12, 2002 by Quitclaim Deed from James A. Lawrence, of record in Instrument No. 20020911-0110414, Register's Office of Davidson County, Tennessee, dated August 12, 2002 and recorded September 11, 2002. The said James Lawrence, also known as James A. Lawrence, died on or about April 3, 2007. Pursuant to the terms of the James A. and Susan H. Lawrence Trust dated August 12, 2002, Susan H. Lawrence serves as the remaining Trustee, and serve as the Trustee of the created Credit Shelter Trust under the terms of the James A. and Susan H. Lawrence Trust dated August 12, 2002.

Being the same property conveyed to Susan H. Lawrence, individually by Quitclaim Deed from Susan H. Lawrence Trustee of the Credit Shelter Trust under the terms of the James A. Lawrence and Susan H. Lawrence Trust dated August 12, 2002 and Trustee of the James A. Lawrence and Susan H. Lawrence Trust, dated August 12, 2002, in Instrument No. 20071212-0143215, Register's Office of Davidson County, Tennessee, dated December 06, 2007 and recorded December 12, 2007. The said Susan H. Lawrence died on or about April 12, 2025.

Map and Parcel: 108-16-0-168-00

Exhibit B

LAST WILL AND TESTAMENT

OF

SUSAN H. LAWRENCE

I, SUSAN H. LAWRENCE, a resident of Davidson County, Tennessee, hereby make, declare and publish this my Last Will and Testament revoking all former Wills and Codicils heretofore made by me.

ITEM ONE: I appoint my sons, CHAD HALL and TRACE HALL, as Co-Executors hereunder. If either fails or ceases to serve, the other may serve alone. I excuse the Executors and their alternates or successors from bond in all events. If administration of my estate is required or appropriate in any jurisdiction other than Tennessee, I empower the Executors or their alternates or successors to qualify in such jurisdiction or to designate as Co-Executor or sole Executor as the case may be one or more individuals or a bank or trust company with power to serve, and I empower the Executors to excuse such appointee from bond.

ITEM TWO: Any and all estate and inheritance taxes assessable by reason of my death, whether based on transfers under or outside my Will, are charged against the residue of my estate and shall not be apportioned or reimbursed by any beneficiary or transferee of assets whether passing hereunder or outside this Will. I direct that all of my funeral expenses, expenses of administering my estate and debts (other than debts that I have incurred by borrowing against the cash surrender value of life insurance policies on my life and debts to the extent secured by the assignment of life insurance policies on my life) be paid as soon as practicable and in such order and out of such of the

Susan H. Lawrence

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assets of my estate as the Executors deem appropriate.

ITEM THREE: I give, devise and bequeath my personal effects as follows:

1. I give my diamond pendant to my sister, SANDY, if she survives me.

2. I give my other jewelry in equal shares to my sons CHAD HALL and TRACE HALL to be divided as they shall agree. I request but do not require that they offer the jewelry to their wives and children and any jewelry not wanted by their wives and children be offered to the children of my late husband, James A. Lawrence.

3. I give all of the furniture that my father made in equal shares to my sons CHAD HALL and TRACE HALL to be divided as they shall agree. If there is any such furniture they do not want, I request but do not require that they offer it first to their cousins, HEATHER, HOLLY and HAILEE and then to the children of my late husband, James A. Lawrence.

4. I give all of the hand painted china that was painted by my grandmother to my sister, SANDY, if she survives me.

5. I give all of the cross stitched pictures that my sister did to my sister, SANDY, if she survives me.

6. I give all of the Emmit Kelly clowns I have to my stepdaughter, CATHERINE ANN WHITE, if she survives me.

7. I give all of my late husband's tools in equal shares to my late husband's sons, STEVE JOSEPH LAWRENCE and ANDREW JOHN LAWRENCE, and my late husband's son-in-law, MARK GARIES to be divided as they shall agree. I give any tools they do not want in equal shares to my sons CHAD HALL and TRACE HALL to be divided as they shall agree.

8. It is likely that at my death I will leave a Letter of Instruction

Susan H. Lawrence
SUSAN H. LAWRENCE

regarding my wishes in distributing my other personal effects, including furniture, clothing, jewelry, silver, books, pictures, china, automobiles and their equipment, articles of personal or household use or adornment and policies of insurance on such property, which I may own at my death, other than money, securities and the like, and request that these instructions be followed to the extent practicable, but said Letter of Instruction is not intended to be part of this, my Will, nor to create enforceable rights in the persons therein named. If I leave no Letter of Instruction or if I own personal effects not addressed in a Letter of Instruction, I give such items in equal shares to such of my sons CHAD HALL and TRACE HALL as shall survive my death to be divided as they shall agree. I expressly authorize the Executors in their discretion to sell any part or all of said property not wanted by the beneficiary or inappropriate for the beneficiary to whom it is given hereinabove and to make the proceeds thereof a part of my residuary estate. I authorize the Executor to pay all expenses of safeguarding, insuring, packing, storing and delivering my tangible personal effects and to deduct such expenses as an administrative expense of my estate.

ITEM FOUR: I give, devise and bequeath all the rest and residue of my estate of every kind and wherever located, including all lapsed or void legacies, as follows:

A. One (1) equal share to my son, CHAD HALL, if he survives me, otherwise to his issue surviving me per stirpes; and

B. One (1) equal share to my son, TRACE HALL, if he survives me, otherwise to his issue surviving me per stirpes.

A lapsed share shall be allocated to the effective share.

If a beneficiary is under age twenty-one (21), such beneficiary's share shall be distributed to the beneficiary's parents or parent, otherwise the beneficiary's legal guardian, who shall hold such assets as Custodian without bond under the

Susan H. Lawrence

SUSAN H. LAWRENCE

Tennessee Uniform Transfers to Minors Act.

ITEM FIVE: The Executors and their successors shall have the following powers which shall be exercisable in their discretion without application to any Court and until final distribution is made:

A. To hold and retain as investments of my estate pending distribution hereunder all investments and assets owned by me at my death or which shall thereafter be included in my estate; to sell and dispose of any or all such investments and assets of whatever kind and all property of any kind at any time held by them at public or private sale and at such prices and upon such terms as they shall deem proper for the purpose of paying my debts or making distribution or for any purpose whatever; to invest and reinvest in such assets as they shall deem prudent and in the best interest of the beneficiaries; to borrow money and to pledge assets comprising the estate; to compromise claims, including taxes, for or against my estate; to improve any real estate and to lease real estate as they choose; to foreclose, extend, assign, partially release and fully discharge mortgages; to take any and all action respecting any form of property which an absolute owner could take; to employ agents and attorneys without change in their liability; to keep assets in the name of a nominee or nominees without mention of the fiduciary relation in any instrument of ownership; to make, execute and deliver all assignments, transfers, documents and other legal instruments conveying property free of trust and without liability on any person dealing with them to inquire into their authority or to see to the application of any money or thing of value delivered to them; and all powers of the Executor shall be exercisable without the necessity of application to any Court. I also authorize the Executor to make any division or distribution in cash or in kind or partly in each and reasonably and in good faith to value assets, and such valuation shall be conclusive upon all parties.

B. I give the Executor all the powers recited in the introductory paragraph and thirty-three (33) subparagraphs of Tennessee Code Annotated (hereinafter T.C.A.) §35-50-110, as if the language thereof were incorporated in this Will verbatim.

C. In accordance with T.C.A. §31-2-103, I direct that any real property that I may own at my death be administered as part of my estate subject to the control of my Executor. The Executor shall have full authority, discretion and power to sell, convey, improve, lease, encumber, or in any other manner deal with and administer any such real property, without the requirement of having to obtain the approval of any court, the joinder of any beneficiary or the disclosure of the identity of any beneficiary of my estate. All such real property shall be deemed to be personal property following my death, subject to sale by the Executor, for the purposes of facilitating the distribution of my estate among the beneficiaries of my Will and paying any taxes, administrative expenses, or any other expenses or debts of my estate, without first being required to exhaust all other personal property of my estate.

D. The Executor shall be excused from filing an inventory or any interim or final accounting or otherwise making reports to any Court but shall

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make reports to the beneficiaries at least annually.

E. All the rights, duties and obligations herein conferred upon the fiduciaries herein named shall pass to and vest in any successor fiduciary who may be appointed. Whenever the words "fiduciary" or "Executor" appear herein, it shall be construed as including any successor fiduciary or executor, as the case may be, and the singular form shall include the plural and the plural form shall include the singular unless a contrary intent is indicated by the context.

ITEM SIX: The proceeds of any insurance on my life which are receivable by the Executors may be used, but only in the sole and uncontrolled discretion of the Executors, in satisfying obligations and taxes owing by my estate and to the extent not so used will pass under the disposing provisions of this Will.

ITEM SEVEN: My husband, JAMES A. LAWRENCE, predeceased me. I have two children, CHAD HALL and TRACE HALL

This Will is written on five (5) pages.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament and declared and published it as such in the presence of witnesses on this the 27 day of February, 2008.

Susan H. Lawrence
SUSAN H. LAWRENCE

The foregoing instrument was signed, published and declared by the said SUSAN H. LAWRENCE as and for her Last Will and Testament in the joint sight and presence of the undersigned, who, at her request and in her sight and presence and in the sight and presence of each other, have hereunto subscribed our names as attesting witnesses on the day and date last above written.

_____ residing at Hartford TN.

Angela Hagliano residing at Hendersonville, TN

PAGE 5 AND FINAL PAGE OF THIS MY LAST WILL AND TESTAMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Affiants, being first duly sworn, make oath as follows:

On February 27, 2008, we subscribed our names as attesting witnesses to the Will of SUSAN H. LAWRENCE at her request and in her sight and presence and in the sight and presence of each other. Said Will was executed by the Testatrix in our presence. We considered her to be of sound mind at the time said Will was executed, and she was more than eighteen (18) years of age. The original Will is attached to this Affidavit.

Angela Hagliano

Subscribed and sworn to before me, Linda F. O'Neal, by Warner McNatt, III and Angela Hagliano on this 27 day of February, 2008.

Linda F. O'Neal
Notary Public

My Commission Expires:

11-14-09

LINDA F. O'NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV.14, 2009

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 2/26/26.

Affiant Signature – Joshua A. Terry

3/2/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/2/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27