Karen Johnson Davidson County
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Prepared By:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes now, Anita Lester, (hereinafter referred to as "Affiant") being first duly sworn, make oath as follows:

1. I am over the age of eighteen (18) and have personal knowledge of the facts stated herein.

2. I reside at: 304 Dogwood Court, Brentwood, TN 37027

3. I personally knew Joyce Elizabeth Johnson, deceased, (hereinafter referred to as "Decedent"), and have personal knowledge of the family of Decedent by reason of the following (e.g., kinship-describe relationship, neighbor, business relationship, etc.):
family friend

4. Joyce Elizabeth Johnson (the "decedent") died 08/10/2025.

5. Decedent died with a Will, that was not Probated. Copy of Will is attached.

6. The decedent died without a surviving spouse. The decedent was married once during her lifetime and died a widow. The decedent's husband, Roy A. Johnson, Sr., died 09/05/2002.

7. The decedent had five (5) children born to her and/or adopted to wit,

Roy A. Johnson, Jr. and Richard L. Johnson and David W. Johnson and Janice Faye Rogers and Elizabeth A. Johnson

8. At the time of her death, the decedent owned real property located at 6629 Sugar Valley Dr, Nashville, TN 37211 in Davidson County, Tennessee. The decedent received her interest in said real property by deed from Lifestyle Homes, of record in Book 11614, Page 317, Register's Office for Davidson County, Tennessee.

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by Bell and Alexander, Metropolitan Escrow, Inc., and _____ Title Insurance Company, and Affiant agrees to indemnify the aforesaid title companies against any loss or damage if the information provided herein is fraudulent and/or false.

The undersigned certifies under penalty of perjury that the foregoing is true and correct.

Dated this 4th day of February, 2026.

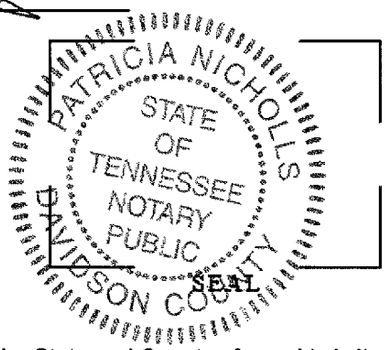
Affiant - Anita Lester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 4th day of February, 2026, as being executed by Anita Lester.

My commission expires: 1/24/28

Notary Public



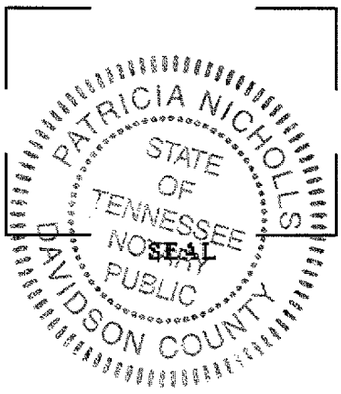
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Anita Lester, to me known to be the person described herein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and acknowledged that she executed the same as his/her free act and deed.

Witness my hand and seal at office, this 4th day of February, 2026.

My commission expires: 1/24/28

Notary Public



TCA 30-2-712 (f)
Whoever willfully, corruptly and falsely swears to any statement in any such affidavit known by the person to be false, or about which the person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and the statement is false, commits a Class E felony.

LAST WILL AND TESTAMENT

OF

JOYCE E. JOHNSON

I, **JOYCE E. JOHNSON**, of Davidson County, Tennessee, do make, publish and declare this my Last Will and Testament, hereby revoking all former Wills and Codicils.

ITEM I

I direct that all of my just debts, (except debts secured by mortgages or other security instruments, which may be paid off or retained in the discretion of my Executor), including unpaid charitable pledges and the cost of administration of my estate, be paid as soon as may be convenient after my death. My Executor, in his sole and absolute discretion, may pay from my domiciliary estate all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions. I further direct that all estate, inheritance and other taxes of the same nature (except any generation-skipping taxes imposed by the Internal Revenue Code or by any state) which are payable because of my death, including any interest or penalties thereon, with respect to the property comprising my estate for such tax purposes, whether or not such property passes under this Will and whether such taxes are payable by my estate or by any recipient or beneficiary of any such property, shall be paid entirely out of my residuary estate as an expense of administration and without apportionment, and with no right of reimbursement from any recipient or beneficiary of any such property. My Executor, in his sole and absolute discretion, may use the proceeds of any life insurance payable to my estate for the payment of debts or taxes.

ITEM II

I bequeath my household furnishings, personal effects, automobiles, and all other tangible personal property (except cash on hand or deposit) to **ROY A. JOHNSON, SR.**, whom I hereinafter refer to as my husband, if he survives me; but if he does not survive me, to my children who survive me, to be divided between or among such children in as nearly equal shares, as to the value thereof, as shall be practicable and in such manner, as to the individual items thereof, as such children shall desire. In the event that my children cannot agree upon such division, the division of such property between or among my children by my Executor shall be conclusive and final.

ITEM III

If my husband survives me, then all the rest, residue and remainder of my property shall be distributed to him, outright, free from trust. If my husband does not survive me, then all the rest, residue and remainder of my property shall be divided into as many separate equal shares as I have children then living and deceased children with issue then living. One of the shares shall be named for each living child and one of the shares shall be named for each deceased child with issue and held in separate shares for such child's issue then living, per stirpes. In the event that my children, **ROY A. JOHNSON, JR., DAVID W. JOHNSON, and ELIZABETH A. CANAS** are living, their shares shall be distributed to them outright and free from trust. The shares established in the name of my son, **RICHARD L. JOHNSON**, and my daughter, **JANICE FAYE ROGERS**, and any shares established for deceased children with issue then living shall be held in trust and the trusts administered as set out in the following paragraphs:

A. During the lifetime of my daughter, **JANICE FAYE ROGERS**, the Trustee shall distribute all the net income of her trust to her during her lifetime. In addition, the Trustee is authorized to distribute such amounts of the principal to and for her use in such amounts and proportions as the Trustee, in his sole and absolute discretion, deems advisable in order to adequately provide for her health, support and maintenance and reasonable comfort. Upon her death

or upon my death, if she predeceases me, the remaining principal and undistributed income shall be divided into separate equal shares for the benefit of her issue and be administered in accordance with paragraph C below.

B. The share established in the name of my son, **RICHARD L. JOHNSON,** shall be divided into separate equal shares and held for the benefit of his issue and administered in accordance with paragraph C below.

C. Each trust or share established for the issue of any of my children shall be administered in accordance with this paragraph C. The trust income and principal may be used, in the Trustees' sole and absolute discretion, for the education, support and maintenance in reasonable comfort of the beneficiary of the trust or share thereof. Any amounts of income not so distributed shall be added to principal at least annually by the end of each calendar year. Provided, however, when any beneficiary attains age eighteen (18), the Trustees shall from that date forward distribute, at least quarter-annually, to such beneficiary the net income from such beneficiary's trust or share thereof.

D. Each separate trust created under paragraph A or B of this Item shall be distributed as follows:

1. As each beneficiary attains the age of twenty-five (25), the trust or share held for his or her benefit shall terminate and the principal shall be distributed outright to him or her.

2. If any beneficiary dies prior to the termination of the trust with issue then living, then his or her share shall be held for the benefit of the beneficiary's issue, per stirpes.

3. If any beneficiary of the trust dies without issue surviving, such beneficiary's portion of the trust shall be held for the benefit of the issue, per stirpes, of the child for

whom the trust was named.

4. If a child dies without issue surviving before the trust is terminated and I have issue then living, then any properties remaining in the trust shall be distributed to my issue then living, per stirpes.

5. If there is a complete failure of my issue before the trust is terminated, then any remaining property in said trust shall be divided into two equal shares. One share shall be distributed to the persons who may then be my heirs-at-law as determined under the laws of the State of Tennessee. The other share shall be distributed to the persons who may then be my husband's heirs-at-law as determined under the laws of the State of Tennessee, then in force.

6. If a distribution is to be made under the terms of subparagraphs two (2) through four (4) above to a beneficiary who is under age twenty-five (25) or for whom a trust is established under paragraph A, then such distribution shall be added to the share then being held in trust under this Item for such beneficiary and shall be held, administered and distributed as a part thereof. Provided, however, if said beneficiary does not have a share then being held under this Item, then said distribution shall be held in trust for the beneficiary and shall be administered and distributed upon the same terms and conditions as a trust created under this Item.

7. The word "child", as used in paragraph D of this Item, is meant to refer only to the child for whom the trust was named.

ITEM IV

In the administration of the trusts herein created and the distribution of the income and principal thereof, the Trustees, in addition to and not by limitation of the duties and powers provided

elsewhere in this Will or by law, shall be governed by the following provisions:

A. Whenever income and/or principal may be distributed to or for the benefit of a beneficiary, such distributions may be made directly to such beneficiary or to others for the use or benefit of such beneficiary, as the Trustees deem proper. The receipt of the distributee shall be a sufficient acquittance for the Trustees. Further, such distributions may be made without the intervention of any guardian or the approval of any court.

B. Any income from any trust herein created accrued for any beneficiary which is undistributed at the time of the death of such beneficiary shall not be payable to the estate of such beneficiary, but shall be payable to the next income beneficiary of such trust or share thereof. No apportionment or accounting shall be made to the estate of any deceased beneficiary of such trusts for any amount of income undistributed on the date of death of such beneficiary.

C. Notwithstanding anything in this Will to the contrary, no trust created hereunder shall continue beyond twenty-one (21) years after the death of the last to die of those beneficiaries who are living on the date of my death. Upon the expiration of such period, all trusts shall terminate and the principal and undistributed income thereof shall be distributed outright to the then beneficiaries of the trust with each beneficiary receiving the share of the trust held for his or her benefit.

D. No part of any trust estate herein created, nor the income therefrom, is to be subject to execution or other legal process for any obligation of any beneficiary or subject to the claims of creditors of any beneficiary in any manner, nor shall any beneficiary have the power to sell or mortgage or encumber the same, or any part thereof, nor anticipate the same, or any part thereof, by assignment or otherwise.

ITEM V

In the administration of the trusts herein created and the distribution of the income and principal thereof, the Trustees, in addition to and not by limitation of the duties or powers provided elsewhere in this Will or by law, shall have the following powers:

A. The powers enumerated in the provisions of Section 35-50-110 Tennessee Code Annotated, including the introductory paragraph and all subparagraphs thereof to the extent applicable. Said provisions (as in force on the date of execution of this Will) are hereby incorporated by reference herein as though fully copied verbatim, notwithstanding that said statute may be amended hereafter or repealed.

B. The Trustees may purchase real property and may establish a reasonable reserve for the repair, maintenance or improvement of any real property which the Trustees hold in trust. The reserve may be funded from trust income, and any reference to net income in this Will shall mean gross income less expenses charged to income and less the amounts set aside under this paragraph.

C. The Trustees are specifically authorized and empowered to invest any part or all of the principal of any trust created herein in stock, securities, common trust funds or other obligations of the Trustees or any of their affiliates or any entities which may be related or otherwise connected to them.

D. The Trustees may purchase life insurance on the life or lives of any person or persons in whom any beneficiary of any trust established in this Will has an insurable interest. The Trustees may use the minimum deposit method of purchasing and maintaining such life insurance, or may elect any other option deemed appropriate by the Trustees.

E. The Trustees are authorized to commingle any and all trusts created herein for the purposes of investment and administration, provided adequate records of each trust and each

beneficiary's interest in such trust are maintained.

F. Whenever it shall become necessary to divide assets between the trusts herein created, or within any of said trusts, or to distribute any of said assets or to satisfy a pecuniary amount, such division or distribution shall be made in any manner deemed proper by the Trustees and may be made in cash or in kind, or partly in cash and partly in kind. Also, the judgment of the Trustees on the relative value of such assets shall be binding and conclusive on all interested parties.

G. The Trustees may terminate any trust created in this Will if the Trustees believe that the trust is insufficient in size to be properly administered for the best interest of the trust beneficiary or beneficiaries. Upon such termination, the Trustees shall distribute the trust principal to the then trust income beneficiary or beneficiaries with each beneficiary of a trust receiving the portion of a trust held for his or her benefit.

H. The Trustees shall not be required to render an accounting to any court; however, an annual accounting of each trust herein created shall be rendered to the then trust income beneficiaries (or their guardians).

I. My Trustees are authorized to purchase and/or retain securities or debt obligations of any business venture in which I have an interest, whether it be in corporate, partnership, limited partnership or any other form. My Trustees shall be held harmless from any depreciation in value to the trust which might arise from the purchase and/or retention of said property. The beneficiaries of each trust, by accepting any benefits from the trust, do hereby agree to relieve my Trustees of any responsibility with respect to the investment and/or retention of said securities or obligations and waive any action or right he or she might have against my Trustees by reason of my Trustees' taking such action.

ITEM VI

Any Trustee under this Will shall have the right to resign from such capacity on sixty (60) days written notice to the beneficiaries. Any Trustee may be removed as such Trustee by written notice thereof delivered to said Trustee and signed by a majority of my then living children and the then adult beneficiaries hereunder and the natural or legal guardians of minor beneficiaries or beneficiaries under disability. In the event of the resignation or removal of the Trustee, the successor Trustee shall be such individual or bank or trust company authorized to administer trusts, having a combined capital surplus and undivided profits in excess of Twenty-Five Million Dollars ($25,000,000), which shall be designated for this purpose by a majority of my living children and the then adult beneficiaries hereunder and the natural or legal guardians of minor beneficiaries or beneficiaries under disability. Reference to beneficiaries in this Item shall mean the income beneficiaries of the Trust.

ITEM VII

In addition to any powers or duties provided by other provisions in this Will or by law, my Executor shall have the following powers:

A. The powers enumerated in the provisions of Section 35-50-110 Tennessee Code Annotated, including the introductory paragraph and all subparagraphs thereof to the extent applicable. Said provisions (as in force on the date of execution of this Will) are hereby incorporated herein by reference as fully as though copied herein verbatim, notwithstanding that said statute may be amended hereafter or repealed.

B. The power to exercise any election available to my estate with regard to claiming any administration expense of my estate either as a deduction for any death tax or income tax purpose. Said elections may be made in such manner as will minimize the total tax burden on my estate and shall not require adjustments as between the income and principal accounts of my estate. I hereby

relieve my Executor of any liability to any beneficiary by reason of making or failing to make any such election.

C. My Executor is authorized to purchase and/or retain securities or debt obligations of any business venture in which I have an interest, whether it be in corporate, partnership, limited partnership or any other form. My Executor shall be held harmless from any depreciation in value to the trust which might arise from the purchase and/or retention of said property. The beneficiaries of each trust, by accepting any benefits from the trust, do hereby agree to relieve my Executor of any responsibility with respect to the investment and/or retention of said securities or obligations and waive any action or right he or she might have against my Executor by reason of my Executor's taking such action.

ITEM VIII

A. I appoint my husband, **ROY A. JOHNSON, SR.**, as Executor of this Will. If he does not survive me or is unable or unwilling to serve or continue to serve in such capacity, then **DAVID R. CANAS** shall serve as successor Executor.

B. I appoint **DAVID R. CANAS** as trustee of the trusts established hereunder.

C. I direct that my Executor and Trustees shall not be required to give any bond for the performance of their duties. Purchasers from, lenders to and others dealing with them shall not be required to inquire as to the occasion for such sale, loan or other transaction, nor to see to the application of the purchase, loan or other money or property. Written receipts and/or cancelled checks retained by my Executor and Trustees shall be good and sufficient discharges for the sum therein stated to have been received. Transfer agents and other persons dealing with my Executor and Trustees may deal with them as if they were the sole owner of the property dealt with.

D. The Executor and any Trustee may from time to time receive reasonable compen-

sation for their services and such expenses may be charged, in the Executor's and Trustee's discretion, to either income or principal. Such fees shall be similar in amount to fees normally charged by corporate trustees.

ITEM XI

As used in this Will, the following definitions shall apply:

A. In referring to any person, a word of one gender shall be deemed to include the other, and a reference to the singular shall include the plural, and vice-versa, if the context indicates that such a reading would be appropriate. If a successor Executor is or Trustees are appointed, then reference to the word "Executor" or "Trustees" shall be deemed to refer to such successor Executor or Trustee.

B. The term "issue", as used in this Will, is to be interpreted so as to insure that living parents do not share any distributions of principal with their issue, but rather the parent would take to the exclusion of his or her issue.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament, this 8 day of June, 1999.

Joyce E. Johnson
JOYCE E. JOHNSON

202603050017770

The foregoing instrument was signed, published and declared by the said **JOYCE E. JOHNSON** as and for her Last Will and Testament on the day and year written above, in our presence and in the presence of each of us who, at her request, in her presence and in the presence of each other, have subscribed our names as witnesses this 8 day of June, 1999.

X _____
WITNESS

Brentwood, TN
ADDRESS

X _____
WITNESS

Brentwood, TN.
ADDRESS

202603050017770

AFFIDAVIT BY WITNESSES TO WILL

Each of the aforesaid witnesses, being Karen J. Stevens and Robert C. Stevens, subscribed to the foregoing Will of **JOYCE E. JOHNSON** executed on this 8 day of June, 1999, having been requested by the Testatrix to make and sign this Affidavit, and having first been duly sworn before the Notary Public whose name appears below, hereby state that the said **JOYCE E. JOHNSON** was over eighteen (18) years of age, was of sound mind, declared the foregoing instrument to be her Last Will and Testament, published and executed it by signing it in the presence of all of us who were all present at the same time and we, in her presence, at her request, and in the presence of each other, subscribed our names as witnesses on the said 8 day of June, 1999.

x Karen J. Stevens

x Robert C. Stevens

Sworn to and subscribed to before me,

this 8 day of June, 1999.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Sept. 28, 2002

202603050017770

FIRST CODICIL TO
THE LAST WILL AND TESTAMENT
OF
JOYCE E. JOHNSON

I, **JOYCE E. JOHNSON**, of Nashville, Davidson County, Tennessee, do make, publish and declare this to be the First Codicil to the Last Will and Testament executed by me on the June 8, 1999.

ARTICLE I

I hereby amend the first full paragraph and Paragraphs A and B of ITEM III of my Last Will and Testament in their entirety to read as follows:

All the rest, residue and remainder of my property shall be divided into as many separate and equal shares as I have children then living and deceased children with issue then living. Shares established for my children then living, shall be distributed to such children outright and free from trust. Shares established for deceased children with issue, then living, shall be held in separate shares for such child's issue then living, per stirpes.

ARTICLE II

I hereby republish and reaffirm my said Last Will and Testament as herein modified, amended and supplemented by this First Codicil as if the same were set out here in full and do incorporate the same by this reference thereto, and do hereby republish and declare my said Last Will and Testament as amended, modified, and supplemented as my Last Will and Testament.

IN WITNESS WHEREOF, I have hereunto set my hand to this my First Codicil to my Last Will and Testament, this 7th day of October, 2002.

JOYCE E. JOHNSON

202603050017770

The foregoing instrument was signed, published and declared by the said **JOYCE E. JOHNSON** as and for a First Codicil to her Last Will and Testament as executed on June 8, 1999, on the day and year written above, in our presence and in the presence of each of us who, at her request, in her presence and in the presence of each other, have subscribed our names as witnesses this 7th day of October, 2002.

Kimberly A Manning
WITNESS

217 Hillsboro Place
ADDRESS
Nashville, TN 37215

WITNESS

ADDRESS

202603050017770

AFFIDAVIT BY WITNESSES TO CODICIL

Each of the aforesaid witnesses, being Kim Manning and James David Leckrone subscribed to the foregoing First Codicil to the Will of **JOYCE E. JOHNSON** executed on this 7th day of October, 2002, having been requested by the Testator to make and sign this Affidavit, and having first been duly sworn before the Notary Public whose name appears below, hereby state that the said **JOYCE E. JOHNSON** was over eighteen (18) years of age, was of sound mind, declared the foregoing instrument to be the First Codicil to her Last Will and Testament as executed on June 8, 1999, published and executed it by signing it in the presence of all of us who were all present at the same time and we, in her presence, at her request, and in the presence of each other, subscribed our names as witnesses on the said 7th day of October, 2002.

Kimberly A Manning
Witness

Witness

Sworn to and subscribed before me
this 7th day of October, 2002.

Notary Public

My Commission Expires:
05-28-2003

SECOND CODICIL TO
THE LAST WILL AND TESTAMENT
OF
JOYCE E. JOHNSON

I, **JOYCE E. JOHNSON**, of Nashville, Davidson County, Tennessee, do make, publish and declare this to be the Second Codicil to the Last Will and Testament executed by me on June 8, 1999.

ARTICLE I

I hereby amend the first full paragraph and Paragraphs A and B of ITEM III of my Last Will and Testament in their entirety to read as follows:

All the rest, residue and remainder of my property shall be divided into as many separate and equal shares as I have children then living and deceased children with children of his or her own who are then living. Shares established for my children then living, shall be distributed to such children outright and free from trust. Shares established for a deceased child with children of his or her own who are then living shall be held in separate equal shares for such deceased child's children then living.

ARTICLE II

I hereby republish and reaffirm my said Last Will and Testament as herein modified, amended and supplemented by this Second Codicil as if the same were set out here in full and do incorporate the same by this reference thereto, and do hereby republish and declare my said Last Will and Testament as amended, modified, and supplemented as my Last Will and Testament.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Second Codicil to my Last Will and Testament, this 16 day of June, 2005.

Joyce E. Johnson
JOYCE E. JOHNSON

The foregoing instrument was signed, published and declared by the said **JOYCE E. JOHNSON** as and for a Second Codicil to her Last Will and Testament as executed on June 8, 1999, on the day and year written above, in our presence and in the presence of each of us who, at her request, in her presence and in the presence of each other, have subscribed our names as witnesses this 16 day of June, 2005.

WITNESS

921 Hickory Hollow
ADDRESS
Nashville, Tn 37207

WITNESS

261 Red Oak Trail
ADDRESS
Spring Hill, Tn 37174

PAGE 2 OF THE FIRST CODICIL TO THE LAST WILL AND TESTAMENT OF JOYCE E. JOHNSON

JEJ

348910-1

202603050017770

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/4/26. (date of document).

Affiant Signature

3/2/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

