Karen Johnson Davidson County
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THIS INSTRUMENT PREPARED BY:
CATHRYN ARMISTEAD, ATTORNEY
1050 Hamilton Station Blvd, Ste 200
Lebanon, Tennessee 37087
615-449-8700

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, **ERIN TAYLOR FURLONG** the undersigned Affiant, after first being duly sworn, state that the following is true and accurate to the best of my knowledge.

1. I am an adult citizen and resident of Davidson County, Tennessee. I am over the age of 18, of sound mind, and I am not executing this Affidavit under duress of any person or entity.
2. I am familiar with and have personal knowledge of the identity and history of the family and heir of **Joanna Higgs Ross**.
3. **Joanna Higgs Ross** died testate on November 2, 2025. Her Last Will and Testament was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 25P2275, and is attached hereto as **Exhibit A**.
4. In article IV of the Last Will and Testament of Joanna Higgs Ross, certain real property located at 6023 Hillsboro Pike, Nashville, Tennessee 37215, was devised to **Monetta Lynn Higgs Furlong**. The legal description of said real property is attached hereto as **Exhibit B**.
5. I understand that this Affidavit will be recorded in the Register's Office for Davidson County, Tennessee and relied upon to evidence the heirship of the property known as 6023 Hillsboro Pike, Nashville, Tennessee 37215

This Affidavit of Heirship is freely given pursuant to Tenn. Code Ann. § 30-2-712, *et seq*, to help establish and reflect the heirship with respect to any real or personal property owned by **Joanna Higgs Ross** in Davidson County, Tennessee, or elsewhere.

FURTHER AFFIANT SAITH NOT.

Erin Furlong Taylor

SWORN TO and subscribed before me Sydney M Pettus a Notary Public in and for said County and State, personally appeared ERIN FURLONG TAYLOR who acknowledged that she executed the forgoing instrument for the purposes therein contained, this the 4 day of March 2026.

NOTARY PUBLIC

My Commission Expires: 05/03/2027

SYDNEY M. PETTUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Last Will and Testament of Joanna Higgs Ross

Davidson County probate court docket number 25P2275

LAST WILL AND TESTAMENT

OF

JOANNA HIGGS ROSS

I, **Joanna Higgs Ross**, being a resident of and domiciled in Davidson County, Tennessee, and being of sound mind and disposing memory, make, declare, and publish this as my Last Will and Testament and revoke all prior wills and codicils made by me.

ARTICLE I

(Appointment of Executrix)

1. I nominate and appoint my niece, **Monette Lynn Higgs Furlong**, to serve as Executrix of this Will and of my estate. If my said niece shall not survive me or if she shall fail to qualify and serve as Executrix hereunder for any reason, or, having qualified, shall resign, become incapacitated, or die, then I nominate and appoint my niece, **Mary Beth Higgs**, to be alternate or successor Executrix of this Will and of my estate If my said niece shall not survive me or if she shall fail to qualify and serve as Executrix hereunder for any reason, or, having qualified, shall resign, become incapacitated, or die, then I nominate and appoint my niece, **Erin Taylor Furlong**, to be alternate or successor Executrix of this Will and of my estate. References in this Will to Executrix are references to whichever of the above and their duly appointed successors shall be serving in such capacity.

2. I direct that no bond or surety shall be required of my Executrix or of any successor or alternate fiduciary for the faithful performance of duties in such capacity.

ARTICLE II

(Estate Administration)

1. I direct my Executrix to pay all my just debts, funeral expenses, and expenses of administration, whether or not such expenses shall arise out of the administration of my domiciliary estate or otherwise, as soon as practicable after my death. All such debts and expenses shall be paid from my residuary estate and no bequest shall be charged with any portion of such expenses.

2. I further direct my Executrix to pay from my residuary estate without apportionment or proration all inheritance and estate taxes imposed by any taxing authority by reason of my death, including taxes assessed on account of any property included in my gross estate for such tax purposes which is not included in my estate for any other purposes.

3. All real property owned by me at the time of my death shall be conveyed by this Will to the devisee pursuant to ARTICLE IV hereof, and all expenses pertaining thereto after my death shall be paid by the devisee thereof. In the event such devise shall lapse, however, then all real property owned by me at the time of my death shall be a part of my probate estate and shall be subject to administration by my Executrix.

4. In accordance with and subject to the provisions of Tennessee Code Annotated Sections 30-2-301 and 30-2-601, I expressly relieve my Executrix from any requirement to file an inventory and/or an accounting with the probate court with respect to the administration of this Will and of my estate; provided, however, I do expect that my Executrix will prepare and provide an inventory of the assets of my estate to the residuary beneficiaries hereof upon their request and will prepare and provide a reasonable report describing the disposition of the assets of my estate to such residuary beneficiaries as may be necessary in order to obtain their statements acknowledging that the estate has been properly distributed.

EXHIBIT B

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5. I intend that my Executrix shall manage and administer my estate and carry out the duties of such office fairly and honestly in good faith and with both diligence and reasonable care; however, I relieve any individual who serves as my Executrix from any liability resulting from an honest mistake of judgment made while serving in such capacity.

6. No successor Executrix shall have any liability or responsibility for any act or failure of any predecessor nor any duty to examine or investigate the actions and conduct of or to make any claim against any predecessor. Any successor Executrix may accept the accounts rendered and property and assets delivered by a predecessor without any liability for doing so.

ARTICLE III

{Administrative Powers and Authority}

1. I authorize and empower my Executrix to make distribution in cash or in kind, or partly in each, pro rata and otherwise, to settle, compromise, adjust, release, and discharge all debts and claims which may be presented against my estate or which may be due to me, and to retain or sell at public or private sale or otherwise dispose of in such manner and at such prices and upon such terms and conditions, including credit, all or any part of my real or personal estate without order of any court or other authority and to execute, acknowledge, and deliver deeds or other proper instruments of conveyance or assignment to the purchaser or purchasers thereof, which purchasers shall be under no obligation to see to the proper application of the proceeds of any such disposition, and to do any and all things necessary and/or convenient to the proper and legal management and administration of my estate, all as my Executrix, in the exercise of his sole and absolute discretion, shall deem advisable.

2. I expressly relieve my Executrix of any duty to convert any assets of my estate into cash and I authorize and empower my Executrix to retain any or all of the assets of my estate, real or personal and specifically including, but not limited to, any stock, bonds, or other investment properties which I may own at the time of my death, without incurring any liability by reason of such retention, to borrow money upon the security of any assets of my estate, to invest in all forms of property, including, but not limited to, common and preferred stocks, without restriction as to legal investments for fiduciaries, to purchase investments at a premium or discount, to give proxies, to join in any recapitalization, merger, reorganization, or voting trust or plan affecting investments, to deposit securities under agreements and to pay assessments, to subscribe for stock and bond privileges, and, generally, to exercise all rights of security holders, to carry investments in the name of a nominee or in bearer form.

3. Without in any way limiting the scope of any of the powers and authority granted elsewhere, I authorize and empower my Executrix, in the exercise of reasonable discretion with respect to all property, real, personal, and mixed, at any time forming a part of my estate, to exercise the powers set forth in Paragraphs 1 through 33, inclusive, of Tennessee Code Annotated Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference, including the specific incorporation by reference of the "Prudent Man Rule"; provided, however, that the power and authority set out in Paragraph 19 of Tennessee Code Annotated Section 35-50-110 is restricted and limited to such amounts and such periods of time as may be reasonably required in the best interests of the beneficiaries hereof.

ARTICLE IV

{Specific Devise and Bequest}

If my niece, **Monetta Lynn Higgs Furlong**, shall survive me by thirty (30) days, then I give, devise, and bequeath to her all right, title and interest I own at my death in that certain real property located at 6023 Hillsboro Road, Nashville, Tennessee and all improvements located thereon, and all tangible personal property located therein and thereabout, including but not limited to all household

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furnishings, art, collectibles, jewelry, and automobiles I own at my death; if my said niece shall not survive me by thirty (30) days, then this devise and bequest shall lapse.

ARTICLE V

(Disposition of Residuary Estate)

All of the rest, residue, and remainder of the property which I may own at the time of my death, including all property which I may acquire or become entitled to after the execution of this Will, shall be paid and distributed as follows.

a. Sixty percent (60%) of my residuary estate shall be paid and distributed as follows:

i. Twenty percent (20%) of my residuary estate to my niece, **Lee Ann Higgs Corrigan**, if she shall survive me; if my said niece shall fail to survive me, then same shall be paid and distributed in equal shares to her children, **Robert (Bobby) Corrigan, Jr.** and **John Curtis Corrigan**, per stirpes and in fee;

ii Twenty percent (20%) of my residuary estate to my niece, **Monetta Lynn Higgs Furlong**, if she shall survive me; if my said niece shall fail to survive me, then same shall be paid and distributed to her daughter, **Erin Taylor Furlong**, per stirpes and in fee; and

iii. Twenty percent (20%) of my residuary estate to my niece, **Mary Beth Higgs**, if she shall survive me; if my said niece shall fail to survive me, then same shall be paid and distributed in equal shares to her sisters, **Lee Ann Higgs Corrigan** and **Monetta Lynn Higgs Furlong**, per stirpes and in fee;

and

b. Forty percent (40%) of my residuary estate shall be paid and distributed to **John Robert Ross**, son of my late husband, Douglas Ross, if he shall survive me; if John Robert Ross shall fail to survive me, then such Forty percent (40%) share of my residuary estate shall be paid and distributed in equal shares to his children, namely, **Daniel Erik Ross**, **Aina Valeska Ross Deschenes** and **Nicholas Dutra Ross**, per stirpes and in fee.

ARTICLE VI

(Spendthrift Provision)

No beneficiary of my estate or any trust established hereunder shall pledge, assign, transfer, sell, or in any manner whatsoever accelerate, anticipate, or encumber any interest in the principal or the income of my estate or trust, nor shall any of such principal or income be or become, in any manner whatsoever, subject or liable for the debts, contracts, or engagements of any beneficiary hereof. In no event shall any of such principal or income be or become, in any manner whatsoever, subject to any assignment or any other alienation or disposition, whether voluntary or involuntary.

ARTICLE VII

(General Provisions)

1. Whenever any distribution is to be paid to a minor beneficiary, a beneficiary adjudicated incompetent, or a beneficiary not adjudicated incompetent but who, by reason of mental or physical illness or condition, mental or physical disability, or advanced age is, in the opinion of my Executrix, unable properly to administer or manage such funds, then such amounts as are to be paid to or for the benefit of such beneficiary may be distributed in any of the following manners:

a. Directly to the beneficiary;

b. To a legally appointed guardian, custodian, conservator, spouse, or natural parent of such beneficiary;

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c. To a custodian for the beneficiary under the Uniform Gifts to Minors Act or the Uniform Transfers to Minors Act, if such custodian is authorized to receive such funds;

d. To a relative or friend of such beneficiary or any adult living in the same household for and on behalf of such beneficiary; or,

e. By using such amounts directly for the benefit of a beneficiary.

The receipt of any such person shall discharge my Executrix from further responsibility with respect to such funds. No recipient shall be required to furnish bond with respect to such funds nor make a report as to the disposition of the same.

2. Except as otherwise provided in Paragraph 3 below, my Executrix or Trustee, as the case may be, is authorized to retain in trust for any beneficiary for so long as any beneficiary shall live, so much or all of such beneficiary's separate share, trust, or fund as such fiduciary may reasonably determine to be appropriate under the circumstances due to the inability of such beneficiary to properly manage his or her financial affairs should such beneficiary (i) have been adjudicated incompetent, (ii) have acknowledged his or her incompetency in writing, or (iii) otherwise be disabled and such disability, whether due to any physical or mental condition or disorder, including but not limited to drug or alcohol abuse or dependence, has been confirmed in writing by a licensed physician who has examined such beneficiary within the Sixty (60) days next preceding the date of such written confirmation and the date of such confirmation is within the Three (3) years next preceding the time of such determination by such fiduciary. During any interim when any sum is retained hereunder for a beneficiary, such fiduciary shall pay and distribute to such beneficiary or expend on his or her behalf such amount or amounts of the net income and/or principal derived from his or her particular share, trust, or fund, as such fiduciary deems advisable for his or her respective health, maintenance, education, and support. Upon the termination of any such separate share, trust, or fund, the entire remaining principal and undistributed income, if any, of such separate share, trust, or fund shall be paid and distributed to such beneficiary or to the estate of such beneficiary, as the case may be, in fee. Each separate share, trust, or fund shall constitute and be administered and accounted for separately. No beneficiary of any separate share, trust, or fund of this trust shall have any right or interest in any other separate share, trust, or fund of this trust nor in any specific property or asset held hereunder.

3. Notwithstanding any other provision hereof, no trust created herein shall continue beyond Ninety (90) years after my death. If not sooner terminated under any other provision hereof, upon the expiration of such period, all trusts created herein shall terminate and the assets thereof shall be distributed to the then current income beneficiaries hereof in proportion to their relative interests in such income, outright and free of all restrictions.

4. My Executrix shall be entitled to reimbursement for all reasonable expenses and costs paid or incurred in the performance of her duties hereunder.

5. As used in this Will, representation "per stirpes" with respect to any person shall be determined by reference to the first generation below that of such person, whether or not there shall be anyone of that generation living at the time of the determination.

6. As used in this Will, words of any gender include the other and the singular or plural form includes the other, as the context may require.

7. As used in this Will, words of inclusion are intended as illustration and are not intended to exclude or omit any other object or subject.

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IN WITNESS WHEREOF, I acknowledge this to be and I have hereunto subscribed my name to this as my Last Will and Testament, consisting of this and the four (4) preceding typewritten pages, and, for purposes of identification, I have initialed each such page, all in the presence of the persons witnessing it at my request on this the 14th day of December, 2018.

Joanna Higgs Ross
JOANNA HIGGS ROSS

The said Joanna Higgs Ross, being of sound mind and disposing memory, signed the foregoing instrument in our presence as and for her Last Will and Testament and signified and declared to us that same was her Last Will and Testament; and we, the undersigned, at her request and in her presence and sight and in the presence and sight of each other, have subscribed our names hereto as attesting witnesses the day and date above written.

Teresa Bryant

Address: 750 Old Hickory Blvd
Brentwood, TN 37027

Danielle Janati

Address: 750 Old Hickory Blvd
Brentwood TN 37027

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AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Teresa Bryant, and Danielle Jamati, being first duly sworn, make oath as follows:

The said Joanna Higgs Ross, being of sound mind and disposing memory, signed the foregoing instrument in our presence as and for her Last Will and Testament and signified and declared to us that same was her Last Will and Testament; and we, the undersigned, at her request and in her presence and sight and in the presence and sight of each other, have subscribed our names thereto as attesting witnesses the day and date written therein.

Teresa Bryant

Danielle Jamati

Sworn to and subscribed before me
this 14th day of December, 2018.

Notary Public

My Commission Expires:

GAIL SMITH BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT B

Being Lot No. 14 on the Map of Bransford Realty Company's Subdivision of a part of Lot No. 1 of the James Boyd Land, as of record in Book 547, Pahe 140, said Register's Office.

Said Lot No. 14 fronts 200 feet on the west side of Hillsboro Road and runs in a westerly direction between two parallel lines 1,520 feet on its southerly margin and 1,637 feet on the northerly margin to a dead line, measuring 208 feet on this rear line.

Less and except that property conveyed by John Curtis Higgs, Sr. and wife, Monetla T. Higgs to John Victor Willis and wife, Jocelyn Sue Willis by deed of record in Book 4495, page 201, said Register's Office and that property conveyed by John Curtis Higgs, Sr. and wife, Monetla T. Higgs to H. Lynn Greer, Jr. and wife, Vivian Roberts Greer of record in Book 3864, page 23, said Register's Office.

Being part of the property conveyed to John Curtis Higgs, Sr. and wife, Monetla T. Higgs, now both deceased and devised by Will of record in the Seventh Circuit Court for Davison County, Tennessee No. 98P1405 to John Curtis Higgs, Jr. and Joanna Higgs Ross, by deed of record in Book 1944, page 325, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Joanna Higgs Ross from John Curtis Higgs, Jr. by Quitclaim Deed of record in Instrument No. 20050525-0058996, Register's Office of Davison County, Tennessee.

TRUE COPY CERTIFICATION

I, Leah Harms, Tennessee BPR No. 043098, 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 March 4, 2026.

Leah Harms 3/5/26

Leah Harms DATE

McBrien | Armistead Law Group
1050 Hamilton Station Blvd., Ste. 200
Lebanon, Tennessee 37087
(615) 449-8700
leah@malawtn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 5th day of March, 2026.

NOTARY PUBLIC Martha S. Whitman
My Commission Expires: 01/30/2027

