Karen Johnson Davidson County
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Prepared by: Smith.Sholar.Milliken.Matthews.PLLC.
1164 Nashville Pike
Gallatin, TN 37072

AFFIDAVIT OF HEIRSHIP
as to
The Estate of Terry Bryan Sadler

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 18 day of **March 2026**, before me personally appeared Angie White "Affiant," who having been duly sworn, deposes and says:

That Affiant is at least eighteen (18) years of age and resides at the location set forth below.

That Affiant was personally acquainted with Terry Bryan Sadler "Decedent," during Decedent's lifetime and was familiar with Decedent's family history based on the following: friend of the family.

That Decedent was also known as Terry Sadler (if applicable).

That Decedent died on or about September 2, 2025 and that the Decedent's place of residence and homestead at the time of death, was as follows: 210 Wildcat Run Gallatin, Tennessee 37066

That as of September 2, 2025 (date of death), Decedent was survived by the following person(s):

Surviving Spouse:	**Iris Mikelene Matthews Sadler**	**210 Wildcat Run Gallatin, Tennessee 37066**
	Name	Address
Surviving Children:	**Katherine Lee Stewart**	632 Hidden Hill Dr Hermitage TN 37076
	Kimberly Lynn Sadler	1112 Quail Ct W Nashville, TN 37214
	Name	Address
Deceased Children:	**NONE**	
	Name	Address
Adopted Children:	**NONE**	
	Name	Address
Children of Deceased or Adopted Children:	**NONE**	

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: NONE

The Decedent also left a will, a copy of which is attached as Exhibit "A"

That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described as follows:

Unit No. 9, Lot No. 11, in a Horizontal Property Regime, as shown on the condominium site plan, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, Page 395, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 1112 Quail Court West Donelson, Tennessee 37214 (address)

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know 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). Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent and or title underwriter/company for the purpose of proceeding with the closing of a loan as well. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

Further the Affiant sayeth not.

Angel White - Affiant

Address of Affiant: 405 Greathall Pt
Goodlettsville, TN 37072

STATE OF TN
COUNTY OF Sumner

Subscribed and sworn to before me this 18th day of March 2026.

Notary Public

My Commission Expires: 8-19-26

ANDREW BIXBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Angel White with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 18th date of **March, 2026.**

Notary Public

My Commission Expires: 8-19-26

ANDREW BIXBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tax Parcel No.: 108 08 0B 009

Mail Tax Bills to: Property Address 1112 Quail Ct W
Nashville, TN 37214

Exhibit "A"

Last Will and Testament of Terry Bryan Sadler

I, **Terry Bryan Sadler** of Gallatin, Sumner County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this my last will and testament, hereby revoking all former wills and codicils.

ITEM I
REFERENCES

References. All references to my wife or spouse refer to Iris Matthews Sadler of Gallatin, Tennessee. All references to my children, heirs, or issue refer to my daughters, Katherine Lee Stewart of Hermitage, Tennessee and Kimberly Lynn Sadler of Donelson, Tennessee.

ITEM II
DEBTS, ADMINISTRATION EXPENSES AND TAXES

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Personal Representative as soon as practicable after my death. I further direct that my Personal Representative pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this will or otherwise, as an expense of administration, without apportionment.

ITEM III
REAL PROPERTY

I hereby vest title to all my interest in real estate in my Personal Representative and all real estate which I own or in which I have an interest as of the date of my death shall be considered a part of my probate estate and treated as personalty for the purposes of administration of my estate.

ITEM IV
DISPOSITION OF PERSONAL EFFECTS

I devise and bequeath to my daughters, Katherine Lee Stewart and Kimberly Lynn Sadler, if they shall survive me, the improved real property known as 1112 Quail Court West, Donelson, Tennessee 37214, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 9, Lot No. 11, in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase II, Quail Valley, as of record in Plat Book 5200, Page 395, Register's Office, Davidson County, Tennessee.
>
> BEING part of the same property conveyed to TennReal Inc. by deed from Harold Reeves, Trustee, of record in Book 5869, Page 107, Register's Office, Davidson County, Tennessee.

I devise and bequeath to my daughters, Katherine Lee Stewart and Kimberly Lynn Sadler, if they shall survive me, all the contents of the improved real property known as 1112 Quail Court West, Donelson, Tennessee 37214, in equal shares, share and share alike, *per stirpes*.

ITEM V
RESIDUARY ESTATE

All the rest, residue and remainder of the property that I may own at the time of my death, I devise and bequeath to my wife, Iris Matthews Sadler including the contents of the improved real property known as 210 Wildcat Run, Gallatin, Tennessee, 37066.

ITEM VI
POWERS OF PERSONAL REPRESENTATIVE

I authorize my Personal Representative or any alternate personal representative, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all the powers set forth in Tennessee Code Annotated Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this will) are granted even should said statute be amended or repealed at the time of my death.

ITEM VII
FIDUCIARIES

I appoint my wife, Iris Matthews Sadler, to be the Personal Representative of this my last will and testament. If Iris Matthews Sadler should predecease me, refuse to serve or fail to qualify as Personal Representative, or having qualified, shall die or resign; then in such event I appoint my daughter, Katherine Lee Stewart as alternate Personal Representative hereunder. If Katherine Lee Stewart should predecease me, refuse to serve or fail to qualify as Personal Representative, or having qualified, shall die or resign; then in such event I appoint my daughter, Kimberly Lynn Sadler as alternate Personal Representative hereunder. I direct that no bond, inventory, accounting, or other security be required of my primary Personal Representative or alternate Personal Representative for the faithful performance of their duties as such.

{The rest of the page left intentionally blank}

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my last will and testament, consisting of this and the preceding three (3) typewritten pages, and for the purpose of identification, I have initialed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, at 2306 N. Mt. Juliet Road, Mt. Juliet, Tennessee on this the 6th day of November 2009.

Terry Bryan Sadler

Terry Bryan Sadler, Testator

Signed, sealed, published and declared by the Testator, Terry Bryan Sadler, to be his last will and testament in the presence of all of us at one and the same time, and we, at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Jacquie Putty

Jacquie Putty, Witness
Mt. Juliet, Tennessee

Cynthia Rector

Cynthia Rector, Witness
Hermitage, Tennessee

202603200022209

Affidavit

STATE OF TENNESSEE)
COUNTY OF WILSON)

The undersigned, being first duly sworn, do hereby depose and say as follows:

1. The Testator, Terry Bryan Sadler, signed the foregoing paper writing, declaring it as and for his Will on this the 6th day of November 2009 in our presence.

2. At the request of said Testator, we then each signed said paper writing as attesting witnesses thereto, in the presence of the Testator and in the presence of each other.

3. At the time he signed said paper writing, the Testator appeared to be over eighteen (18) years of age, of sound mind and disposing memory, and legally capable of making a Will.

WITNESSES:

Jacquie Putty, Witness
Mt. Juliet, Tennessee

Cynthia Rector, Witness
Hermitage, Tennessee

SWORN TO AND SUBSCRIBED before me this the 6th day of November 2009.

My Commission Expires: Sept. 28, 2011

Notary Public

YANCY BELCHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This Instrument Was Prepared By:

Yancy Belcher (#021158)
Attorney At Law
2306 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122
(615) 773-2889

Initials: TBS

202603200022209

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/18/26 (date of document).

Affiant Signature

3/18/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 18th day of March, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29