Karen Johnson Davidson County
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Prepared by:
Bennett & Pressley, P. C.
2055 N. Mt. Juliet Road, Suite 202
Mt. Juliet, TN 37122

Prior Recorded Documents Reference:
Deed, Instrument No. 20221008-0122794
Register's Office for Davidson County, Tennessee

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes Margie L. Kent (the "Affiant"), being first duly sworn according to law, being of lawful age and with an address of 316 Lake Chateau Drive, Hermitage, Davidson County, Tennessee 37076, and does hereby swear to the following of my own free will and based upon my personal knowledge and familiarity:

1. I was personally acquainted with Shirley A. Stewart ("Shirley") and Herbert M. Stewart ("Herbert"), who were wife and husband. My personal knowledge of Shirley and Herbert is from being their next-door neighbor from 2002 until Herbert's death in 2016 and continuing as next-door neighbor to Shirley until her death in 2024. As we lived near each other, we became friendly and learned about each other's families.

2. Shirley and Herbert lived together next door to me at 314 Lake Chateau Drive, Hermitage, Davidson County, Tennessee 37076 (the "Property"), which according to records in the Register's Office for Davidson County, Tennessee, they acquired as tenants by the entirety by a Deed from Harriet Wensel, an unmarried person, dated October 3, 2002 and recorded on October 8, 2002 in Instrument No. 20021008-0122794 in said Register's Office. To my knowledge they resided there continuously together until Herbert's death on December 21, 2016. Shirley continued to reside there after William's death until her death on November 21, 2024.

3. Shirley succeeded to sole ownership of the Property upon William's death as the surviving tenant by the entirety. Shirley and Herbert had three (3) children, all adults and having survived Shirley and still living at this time, being Kari Lynn Stewart Wright, Kevin Lee Stewart, and Kurt Lon Stewart (the "Children"). Shirley had no other children, neither natural born nor adopted. Therefore, the Children would be the sole heirs at law of Shirley under Tennessee law of intestate succession.

4. Shirley left a written document dated December 30, 2016 she appeared to have intended as a Last Will and Testament (the "Will"). However, upon information furnished to me, the Will is not legally entitled to be admitted to probate as is, without supporting affidavits from the witnesses to the Will whose availability is unknown. The Will bequeathed and devised Shirley's residuary estate which would include the Property to the Children and, additionally, a one-fourth ($1/4^{th}$) share to Shirley's four (4) grandchildren (the "Grandchildren") who are all adults and are issue of various of the Children. However, upon information furnished to Affiant, the Will has never been submitted for admittance to probate and no probate estate has ever been opened for the estate of Shirley. Further, to Affiant's knowledge the Children and Grandchildren have decided and agreed to decline to submit the Will for admittance to probate, leaving the Children as the sole heirs at law of Shirley.

5. Pursuant to the foregoing, upon information and belief, the Children, Kari Lynn Stewart Wright, Kevin Lee Stewart, and Kurt Lon Stewart, are the owners of the Property as tenants in common each owning and holding a one-third (1/3) undivided interest therein as tenants in common, by intestate succession from Shirley.

6. I am a disinterested person regarding this Affidavit and the Property as neither I nor any member of my family has any financial interest in Shirley's estate, nor in the Property. I understand that this

Affidavit will be filed for record in the Register's Office for Davidson County, Tennessee and relied upon by any purchasers, grantees, and insurers of the Property with respect to marketability of the title owned and held by Kari Lynn Stewart Wright, Kevin Lee Stewart, and Kurt Lon Stewart as described above.

DULY EXECUTED, this 30 day of March, 2026.

Margie L. Kent, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Margie L. Kent, the Affiant, who is personally known to me or proved to be same by satisfactory evidence, who executed the foregoing instrument in my presence and upon oath acknowledged that she did so as her free act and deed, and that the facts set forth therein are true, correct and complete to the best of her knowledge, information and belief.

Witness, my hand and official seal, this the 30 day of March, 2026.

Commission Expires: 11/26/2028

Notary Public

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

Certificate of Authenticity

I, Anthony N. Greco, 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 the 31 day of March, 2026.

Anthony N. Greco, Affiant — 03/31/2026 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 31 day of March, 2026.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027