Karen Johnson Davidson County
Batch# 1405149 AFFIDAVITH
04/14/2026 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030352

This Instrument Prepared By:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin, PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of March, 2026, before me personally appeared **Alice Justiss** ("Affiant"), who having been duly sworn, deposes and says:

1. That she is at least eighteen (18) years of age and is a resident citizen of Davidson County, Tennessee residing at 1118 Brookmeade Drive, Nashville, Tennessee 37204.

2. This affidavit of heirship is given to confirm the vesting of title in a certain tract or parcel of improved real property which is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 227, 228 and the southerly 18 feet of the easterly 49 feet of Lot No. 226 on the plan of The Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.
>
> Said property, a corner property, fronts 50.0 feet on the easterly margin of Pennock Avenue and extends back 193.0 feet on the broken northerly line and 175.0 feet on the southerly line along the northerly margin of Marie Street to a dead line in the rear, measuring 168.0 feet thereon.
>
> Being the same property conveyed to Kevin S. Justiss by deed from Beverly E. Eslick, unmarried, of record in Book 5445, page 804, Register's Office for Davidson County, Tennessee. The said Kevin S. Justiss died intestate on August 30, 2014, leaving as his only heirs at law, his brothers James Justiss, Joel Justiss, Keith Justiss and Alan Justiss, and his sister, Leeta Justiss Von Bulow.

3. That she was personally acquainted with Kevin S. Justiss ("Decedent") during his lifetime and is familiar with his family history, as follows:

(a) That Decedent died intestate on August 30, 2014.

(b) That the only heirs at law of the Decedent were his brothers, James Justiss, Joel Justiss, Keith Justiss and Alan Justiss, and his sister, Leeta Justiss Von Bulow.

(c) That Alan Justiss died testate on January 6, 2018 and pursuant to his Last Will and Testament that was filed for record on March 1, 2018 in the Seventh Circuit Court, Davidson County, Tennessee Probate Division, Case No. 18P-390, the sole beneficiary of his Estate was a trust which has been terminated by agreement of all the beneficiaries, who are his living children and his only heirs, so that the sole beneficiaries of his estate are his living children Paul Justiss, Scott Justiss and Katy Justiss Ratka.

(d) That the subject property is now vested in James Justiss, as to an undivided one fifth (1/5th) interest, Joel Justiss, as to an undivided one fifth (1/5th) interest, Leeta Justiss Von Bulow, as to an undivided one fifth (1/5th) interest, and Keith Justiss, as to an undivided one fifth (1/5th) interest; and that the undivided one fifth (1/5th) interest of Alan Justiss, deceased, is now vested in his children, Katy Justiss Ratka, as to an undivided one fifteenth (1/15th) interest, Paul Justiss, as to an undivided one fifteenth (1/15th) interest and Scott Justiss, as to an undivided one fifteenth (1/15th) interest.

4. I swear that the above information is true and correct to the best of my knowledge, information and belief and that I have no interest in the subject of this affidavit.

Further, Affiant sayeth not.

Alice Justiss

STATE OF TENNESSEE)
COUNTY OF TN)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ALICE JUSTISS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, being first duly sworn, acknowledged that she executed the within instrument for the purposes therein contained and swore to the truth of the matters therein contained.

Witness my hand and official seal, at office, this 10th day of March, 2026.

Notary Public

My Commission Expires: 5/8/28

JONATHAN SIMANDL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Wesley D. Turner, 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 10, 2026

Affiant Signature

Date: Apr. 14, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of April, 2026

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

JONNA L. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY