Karen Johnson Davidson County
Batch # 1411822 AFFIDAVITH
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Fees: $72.00 Taxes: $0.00
20260427-0036424

This Instrument Prepared By:

John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, TN 37215

AFFIDAVIT OF HEIRSHIP IN FURTHERANCE OF TITLE

Personally appeared LaQuanya Gross, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Tennessee, residing at 408 Princeton Dr., Lebanon, TN 37087 for _____ years.

2. That Affiant was personally acquainted with Roosevelt Johnson, Dorothy Johnson, and LaTonia Johnson during their lifetimes, and is familiar with the Johnson family history by reason of the following:

   acquaintance of the Johnson family.

3. That Roosevelt Johnson died intestate on September 2nd, 2004, and was at the time a resident of Wilson County, Tennessee.

4. That Roosevelt Johnson was survived by the following persons:

   I. **Surviving Spouse: Dorothy Johnson**
   Surviving Children: Travis Johnson, LaTonia Johnson and Juliette Primm
   Deceased Children: NONE
   Children of Deceased Children: NONE

   And Affiant further states that said Roosevelt Johnson left no other children or adopted children or descendants of deceased children or adopted children.

5. That Dorothy Johnson died testate on May 26th, 2009, and was at the time a resident of Wilson County, Tennessee, see attached Last Will and Testament.

6. That Dorothy Johnson was survived by the following persons:

   I. **Surviving Spouse: NONE**
   Surviving Children: Travis Johnson, LaTonia Johnson and Juliette Primm
   Deceased Children: NONE
   Children of Deceased Children: NONE

Children of Deceased Children: NONE

And Affiant further states that said Dorothy Johnson left no other children or adopted children or descendants of deceased children or adopted children.

7. That LaTonia Johnson died intestate on July 4th, 2020, and was at the time a resident of Davidson County, Tennessee.

8. That LaTonia Johnson was survived by the following persons:

   I. **Surviving Spouse: NONE**
   Surviving Children: Diamond Johnson, DeMontez Johnson, Toni'ya Johnson, and Montauvis Johnson
   Deceased Children: NONE
   Children of Deceased Children: NONE

   And Affiant further states that said LaTonia Johnson left no other children or adopted children or descendants of deceased children or adopted children.

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

   NONE.

10. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose.

11. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution.

{Signature pages to follow}

FURTHER AFFIANT SAYETH NOT.

LaQuanya Gross 4/6/2026

LaQuanya Gross Date

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LaQuanya Gross, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of April, 2026.

NOTARY PUBLIC

ROBERT D CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: March 9, 2027

WILSON PROBATE
JUL 16 2009
BARBARA WEBB, PROBATE CLERK
BY: DEPUTY
ENTERED AT 10:45 AM
APR 01 2010

#09D191

LAST WILL AND TESTAMENT

OF

DOROTHY J. JOHNSON

I, Dorothy J. Johnson, of Mt. Juliet, Wilson, County, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament in the manner and form following, hereby revoking any and all Wills or Codicils heretofore made by me.

ENTERED IN WILL BOOK 15, PAGE 285
APR 01 2010

ARTICLE I: DEBTS, ADMINISTRATION, AND TAXES

All my lawful debts, except debts secured by a mortgage or other security instrument, which may be paid or retained in the discretion of my Personal Representative, and if so paid, shall be without right of contribution from my beneficiaries, my funeral expenses and expenses of administration of my estate shall be paid by the Personal Representative as soon as practicable after my death, whether in respect of property passing under this Will or otherwise, as an expense of administration, without apportionment. The Personal Representative and Trustee my utilize any proceeds of life insurance payable to the Personal Representative, to the Trustee, or to my estate for the payment of debts, taxes, and expenses.

I authorize an empower my Personal Representative or anyone appointed to administer this, my Last Will and Testament, to sell and convert to cash any and all of my real or personal property if required under this subsection to pay taxes or debts of administration and to do so without court order and to convey any such real estate by deed without the necessity of a court order authorizing such conveyance or approving such deed.

I exonerate my beneficiaries under this Will of any liability with respect to the payment of any costs of taxation arising out of the disposition of my property under this Will. These charges shall be paid out of my estate in the following fashion: if there are insufficient funds in the residuary

interest in real estate which I stand possessed at my death and which has not specifically been bequeathed to another party.

ARTICLE II: APPOINTMENT OF FIDUCIARIES

I name and nominate Juliette Primm to be my Personal Representative under this my Last Will and Testament. I direct any Executor or successor appointed hereunder be permitted to serve and qualify without giving bond or any other security in this or any other jurisdiction and that she shall act with all the powers and authority granted in any Article of this, my Last Will and Testament in addition to any authority granted by the laws in existence at the time of my death.

I appoint Juliette Primm to be my Trustee with respect to each trust created hereunder. If Juliette Primm is not permitted to act as my Trustee in any jurisdiction, Tony Pierce shall select an individual or entity to serve in such capacity in that jurisdiction, shall determine the compensation to be paid to such fiduciary, and shall delegate to such fiduciary any and all of the powers and discretion granted herein. I authorize my Trustee in such jurisdiction to employ Union Planters Bank, without designation of fiduciary capacity, as custodian or agent, to acquire, hold, register, or dispose of property in my name, to prepare accounts and tax returns, and to perform such other functions as may be required, and to pay out of income and, if insufficient, out of principal the charges and expenses of the Bank.

I direct that no bond or other security shall be required of Juliette Primm, my Trustee, in any jurisdiction, nor shall such fiduciary be required to file periodic accountings in any court.

ARTICLE III: RESIGNATION AND REMOVAL OF TRUSTEE

My Trustee may resign at any time as Trustee of any trust created hereunder without cause upon delivery of not less than three months written notice to a majority in number of the current permissible income beneficiaries (guardian of any minor beneficiary), and a majority in number of the current permissible income beneficiaries (guardian of any minor beneficiary) shall have the right

in place of my Trustee. If for any reason an appointment of a successor Trustee is not made in accordance with the provisions of the preceding sentence, my Trustee shall make such appointment. Upon acceptance of the appointment by any successor Trustee, my Trustee shall pay over, deliver, assign or convey to the successor Trustee all the trust property and make a full and proper accounting to the current permissible income beneficiaries whereupon my Trustee shall have no further responsibility. Any resignation or removal and appointment pursuant to this Article shall be evidenced by an executed and acknowledged instrument delivered to the Trustee being appointed or being removed or, in the case of a resignation, to the current permissible income beneficiaries.

Any successor Trustee hereunder shall have all the title, powers and discretion of my Trustee succeeded, without the necessity of any conveyance or transfer.

Any successor Trustee shall not be under a duty to examine, verify, question or audit the books or accounts or transactions of the Trustee succeeded, nor shall any such Trustee have any responsibility for any act or omission of such predecessor.

ARTICLE IV: PERSONAL REPRESENTATIVE AND TRUSTEE EXONERATED

My Personal Representatives and my Trustee shall be responsible only for due diligence in the administration and disbursement of my estate and any trust created hereunder and shall not be responsible for any loss or be subject to any liability except by reason of its own negligence or willful default proved by affirmative evidence; and every election , determination or other exercise by my Personal Representative and my Trustee of any discretion granted to it, expressly or by implication under this Will or by law in good faith, shall fully protect it and shall be conclusive and binding upon all persons interested in this Will.

ARTICLE V: GIFTS, BEQUESTS, AND DEVISES

I give, devise, and bequeath the real property located at 1502 Sevier St, Nashville, TN in which I may have an interest to my son, Travis Johnson, [illegible]

I give, devise, and bequeath the real property located at 1617 Essex Ave, Nashville, TN in which I may have an interest to my daughter, Latonia Johnson, per issue, if she survives me as set forth below in Article XII.

I give, devise, and bequeath all my remaining estate, being all property, whether real, personal, or mixed, wherever situated, in which I may have an interest at the time of my death, to my grandchildren, per issue, if they survive me as set forth below in Article XII.

ARTICLE VI: TRUST FOR MINORS

In the event that any beneficiary under this Will is under the age of 25 at the time of my death, then I will, devise, and bequeath his or her share of my estate in trust to those individuals appointed as guardians under Article II hereof, as trustee (hereinafter my "Trustee"), to qualify and serve without giving bond in this or any other jurisdiction. The trust shall be held, administered, and distributed under the following terms:

A. The net income from said trust estate shall be paid to the beneficiary or beneficiaries or to the testamentary guardian hereinafter appointed, for the purpose of providing a safe, healthy, and comfortable upbringing and education for the beneficiary or beneficiaries; provided, however, that the Trustee is authorized in its discretion to pay the income from said trust or trusts directly to such institutions or other third parties as it may seem advisable for the provision of said upbringing and education of said beneficiary or beneficiaries. The Trustee is specifically directed to pay college tuition, room and board for each beneficiary.

B. The Trustee is authorized, at any time, and from time to time, in its sole discretion, to encroach upon the corpus of said trust for the benefit of any income beneficiary, when in the opinion of the Trustee, such encroachment is advisable or necessary for the health, maintenance, welfare, education, (including private schooling), business needs, comfortable living, or happiness of any such beneficiary.

D. In the event of the death of any income beneficiary prior to the termination of the trust as to him or her, then his or her share shall go to my remaining grandchildren, free of any trust if such conditions have previously been met.

ARTICLE VII: SPENDTHRIFT CLAUSE

Unless specifically authorized in this Will, neither the corpus nor the income of any trust created hereunder shall be pledged, assigned, transferred, sold, or in any manner whatsoever, accelerated, anticipated, or encumbered by any beneficiary nor shall any income or corpus of said trust be in any manner subject or liable in the hands of the Trustee for the debts, contracts, or engagements of any of the beneficiaries thereof or subject to any assignment or any other voluntary or involuntary alienation or disposition whatever. In the event any process shall be served upon the Trustee, the right or any beneficiary, with respect to whose interest such process is attempted, to receive any income or principal, and the obligation of the Trustee to pay same, shall terminate until such process is attempted, to receive any income or principal , and the obligation of the Trustee to pay same, shall terminate until such process shall be released and discharged. Provided, that the Trustee may make such advances from either principal or income for the support , maintenance, comfort and education of any beneficiary as the Trustee, in its sole discretion, may deem wise and proper under the circumstances.

ARTICLE VIII: POWERS OF EXECUTOR AND TRUSTEE

I authorize my Personal Representative and Trustee, including any substitutes or successors thereof, in the exercise of reasonable discretion with respect to all property, real personal, or mixed, at any time forming a part of my estate, to exercise any or all of the powers set forth in Section 3 of Chapter 110 of the Tennessee General Assembly of 1963, Tennessee Code Annotated Section 35-

ARTICLE IX: DISPOSITION OF RESIDUE

All the rest, residue and remainder of my property, real and personal , and wheresoever situated, including all lapsed devises, I hereby give, devise, and bequeath to my grand children, per issue.

ARTICLE X: POWERS OF PERSONAL REPRESENTATIVE AND TRUSTEE

I direct that my Personal Representative , with respect to my estate, and the Trustee, with respect to any trusts created under this Will, be authorized to exercise, in their discretion, all of the fiduciary powers contained in the introduction paragraph and in subparagraphs numbered 1 through 32, inclusive, of Section 35-618, Tennessee Code Annotated (Public Acts of 1963, 12apter110, Section 3), and I hereby incorporate by reference said Code section in its entirety as completely as if copied herein verbatim. I further direct that in the event the legislature of the State of Tennessee amends or repeals all or any part of said statutes, the fiduciary powers in effect at the date of execution of this Will, hereinabove specified, shall remain without diminution or restriction as the authorized powers of my Personal Representatives and Trustee, or their successors.

ARTICLE XI: LAPSED DEVISES

Where a devise is conditioned upon the beneficiary surviving me or being in existence on the date of my death and such beneficiary does not survive me or is not in existence on the date of my death or disclaims said interest, the devise to such beneficiary shall lapse and shall become a part of my residuary estate, unless otherwise indicated in this Will.

ARTICLE XII: DEFINITION OF SURVIVAL OF A BENEFICIARY

For purposes of this Will, a beneficiary shall be deemed to have survived me and to be capable of receiving any gift, bequest, or devise under this Will only if that person lives for a period of more than 60 days after the date of my death. The intent of this provision is to avoid the

of our deaths, then they shall be deemed not to have survived me unless they live 60 days or more as set forth above.

ARTICLE XIII: RULES OF INTERPRETATION

A. Unless otherwise clearly indicated, words in the singular or plural shall include the plural and singular respectively, where they would so apply. Words in the masculine or neuter gender shall include the feminine, masculine, or neuter gender where applicable.

B. Unless otherwise clearly indicated, the word "child" or "children" shall mean my lawful child or children, and the word "issue" shall mean lawful blood descendants of all degrees of the individual designated, provided that (i) adopted children of mine and of my issue (whether or not adopted) and illegitimate children or issue hereunder, and (ii) any child is gestation, later born alive, shall for purposes of this Will be considered as a child in being.

C. The term "devise," when used in this Will as a verb, means to dispose of real or personal property , and includes the terms give and bequeath. The term "devise" when used in this Will as a noun, means a disposition of real or personal property. The term "devisee" in this Will means any person designated to receive a devise. In case of a devise to a trust or trustee described in this Will, the trust or trustee is the devisee, and the beneficiaries are not the devisees.

D. All references in this Will to my "Personal Representative" shall have the same meaning as that give to the word "executor" or "executrix," in the singular or plural.

ARTICLE XIV: RENUNCIATIONS

I authorize any beneficiary under this Will to renounce and disclaim, in whole or in part, any devise to or for the benefit of such beneficiary. Any such renunciation and disclaimer shall be made in accordance with federal and state law. In the event of such renunciation and disclaimer, the devise (or portion thereof) so renounced and disclaimed shall be disposed of in accordance with the terms

ARTICLE XV: SMALL TRUST TERMINATION

If the aggregate value of the assets allocated to any trust created hereunder shall be less than $10,000.00 at the time of the allocation of assets to such trust, or if during administration of any trust created hereunder, the principal assets of such trust shall be less than $10,000.00, my Personal Representative, in its sole and absolute discretion, may elect not establish such trust or my Trustee, in its sole and absolute discretion, may terminate such trust, as the case may be, and the assets which are in or would have been distributed to such trust shall be distributed instead to the beneficiaries who are then or would have been entitled to receive the income from said trust and in the same proportions as they are or would have been entitled to such income and if the proportions are not specified, in equal shares to such beneficiaries, absolute and free of trust.

ARTICLE XVI: MAXIMUM DURATION OF TRUST

Notwithstanding anything to the contrary, the trusts created hereunder shall terminate not later than twenty-one years after the date of the last to die of those beneficiaries who were living on the date of my death. At the end of such period all such trusts shall terminate and my Trustee shall distribute the undistributed income and principal of such trusts to the current income beneficiaries in the proportions as they are then receiving the income therefrom and if the proportions are not specified, in equal shares to such beneficiaries, absolute and free of trust.

ARTICLE XVII: INCOME BASED ON ESTIMATE

My Trustee may make distributions of net income based upon estimates and shall annually adjust any difference between such estimates and the actual net income. If on the date of death of any beneficiary there is a deficiency of income thus occasioned, such deficiency shall be charged to the principal account from which amount was paid.

This Will is not being executed pursuant to a contract with any party and I have not obligated myself to refrain from revoking or altering this Will freely.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament consisting of this and the 8 preceding typewritten pages, and for the purposes of identification, I have signed each page, all in the presence of the persons witnessing it at my request on this, the 22 day of March, 2005 at Nashville, Tennessee.

Dorothy J Johnson

DOROTHY J. JOHNSON

SIGNED AND PUBLISHED BY **Dorothy J. Johnson** as and for her Last Will and Testament, her signing and publishing the same in our presence and we, signing as attesting witnesses at her request and in her presence and in the presence of each other, this 22nd day of March, 2005.

Christine Turner
WITNESS

5005 Hillsboro Pke @ 6
ADDRESS
Nashville TN 37215

WITNESS

1415 Harding Pl.
ADDRESS
Nash, TN 37205

AFFIDAVIT PROVING WILL

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned officer authorized to administer oaths, on this day personally appeared, **Dorothy J. Johnson,** known to me to be the testator and the witnesses respectively, whose names are subscribed to the foregoing instrument in their respective capacities, and all of said persons being by me duly sworn, and the said **Dorothy J. Johnson,** testator, declared to me and to the said witnesses in my presence that said instrument is her Last Will and Testament, and that she had willingly made and executed it as her free act and deed for the purposes therein expressed; and the said witnesses each on oath, stated to me, in the presence and hearing of the said testator, that the said testator had declared to them that said instrument is her Last Will and Testament, and that she executed same as such in their sight and presence and requested each of them to sign it as a witness; and upon their oaths, each witness stated further that each of them did sign the same as a witness in the sight and presence of the said testator and in the presence of each other; that the testator was at least eighteen (18) years of age at the time and was of sound mind and disposing memory and was in all particulars fully capable of making a Will and was under no constraint, compulsion, or undue influence; and the testator and each of the witnesses stated that each of the witnesses was at least eighteen (18) years of age and was competent to act as an attesting witness to a Will.

Subscribed, sworn to, and acknowledged before me by the said **Dorothy J. Johnson,** testator, and subscribed and sworn to before me by the said Christine Turner, and William J Jones Jr witnesses, this 21st day of May, 2015.

NOTARY PUBLIC

ROBERT J. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.