Karen Johnson Davidson County
Batch# 1419728 AFFIDAVITH
05/13/2026 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260513-0042866

This Instrument Prepared by:
Bankers Title & Escrow Corp.
3310 West End Avenue
Suite 540
Nashville, TN 37203

Re: 3173 Trails End Lane
Nashville, Tennessee 37214

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF WILSON)

1. My name is Betty Jean Cripps. I am an adult resident of the State of Tennessee and being well-acquainted with Bonnie Jean Dotson and her family. I am competent to give the testimony in this sworn Affidavit pursuant to Tennessee Code Annotated §30-2-712. Bonnie Jean Dotson was my sister and I knew her my entire life.

2. Bonnie Jean Dotson died on May 27, 2023, as a resident of Davidson County, Tennessee. Bonnie Jean Dotson was unmarried at the time of her death, having not been married at the time she purchased 3713 Trails End Lane, Nashville, Tennessee 37214 nor having been married at any time thereafter. Bonnie Jean Dotson was survived by three (3) adult children and predeceased by two (2) adult children. Bonnie Jean Dotson was survived by the following children: Betty Long, Cathy Price, and Doris Bell. Bonnie Jean Dotson was predeceased by two (2) adult children, namely: Anthony Wayne Dotson, who died on March 17, 2015, and Linda Spears, who died on January 19, 2013. Anthony Wayne Dotson died with issue; specifically Anthony Wayne Dotson was survived by one (1) child, now an adult, namely Christy Dotson. Linda Spears died with issue; specifically, Linda Spears was survived by one (1) child, now an adult, namely Jennifer Hatcher (formerly Jennifer Spears) and Linda Spears was predeceased by one child, namely Robert Spears, who died on March 19, 1997. Robert Spears died with issue; specifically, Robert Spears was survived by his child, now an adult, namely Lane Taylor (formerly Lane Spears). Doris Bell has since died, intestate, on October 5, 2024, unmarried, and survived by issue, specifically two (2) adult children: Christopher Bell and Jon Bell.

3. The heirs at law of Bonnie Jean Dotson are her children, Betty Long and Cathy Price, and her grandchildren, Christy Dotson, Jennifer Hatcher, Christopher Bell, and Jon Bell, and her great-grandchild, Lane Taylor.

4. Bonnie Jean Dotson owned real property located at 3173 Trails End Lane, Nashville, Tennessee 37214 at the time of her death.

5. The Property is more particularly described as follows:

   A certain condominium apartment in Davidson County, Tennessee, described as follows:

   Unit No. 10, Lot No. 5, in a Horizontal Property Regime, as shown on the condominium site plan, Section 1, Phase 1, Quail Valley, of record in Book 5200, page 394, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

   Being the same property conveyed to Bonnie J. Dotson by Warranty Deed from Stephen E. Ray, unmarried of record in Book 11426, Page 92, Register's Office for Davidson County, Tennessee, dated March 30, 1999 and recorded on April 09, 1999.

   Being also known as 3173 Trails End Lane, Nashville, Tennessee 37214.

6. Bonnie Jean Dotson died on May 27, 2023 and her heirs at law are her children, Betty Long and Cathy Price, and her grandchildren, Christy Dotson, Jennifer Hatcher, Christopher Bell, and Jon Bell, and her great-grandchild, Lane Taylor.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESS Affiant's hand on this the 28th day of April, 2026.

Betty Jean Cripps

Betty Jean Cripps

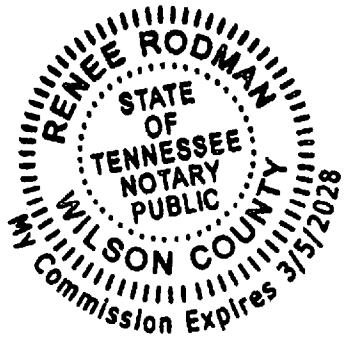
STATE OF TENNESSEE)
COUNTY OF WILSON)

Now having first been sworn, the above-named Affiant, **Betty Jean Cripps**, appeared before me and proved his/her identity to me by a government issued photograph identification card, and gave the testimony in this Affidavit for the purpose(s) stated herein. The Affiant did not appear to be under any undue influence or duress and appeared to be competent to provide the information contained herein.

WITNESS my hand and official seal of office, this the 28 day of April, 2026.

Renee Rodman

Notary Public
My commission expires: 3/5/2028



STATE OF Tennessee)
COUNTY OF Davidson)

Sworn to or subscribed before me this 28 day of April, 2026.

Notary Public

My commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

CERTIFICATE OF AUTHENTICITY

I, Melissa Jansen, 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 April 28, 2026.

Date

Affiant Signature

May 11, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of May, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/05/2029
DAVIDSON COUNTY