Karen Johnson Davidson County
Batch# 1424673 AFFIDAVITH
05/22/2026 01:51:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20260522-0047135

THIS INSTRUMENT PREPARED BY:
SPENCER FANE LLP
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Owners: Hannah Lynn Richardson & Stephen Thomas Richardson

Send tax notice to: 5032 Bonnameade Drive
Hermitage, Tennessee 37076

Map/Parcel No.: 075-13-0-007.00

AFFIDAVIT OF INHERITANCE (REAL ESTATE)

STATE OF Nevada-)
COUNTY OF Clark-)

The undersigned, being duly sworn, deposes and says:

The undersigned, being duly sworn, deposes and says: Katherine Diane Yarber, a resident of Davidson County, State of Tennessee, who died January 9, 2026, held fee simple interest in the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Hermitage Hills, Section 6, of record in Plat Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to KATHERINE DIANE YARBER F/K/A KATHERINE DIANE RICHARDSON by deed from STEPHEN THOMAS RICHARDSON and HANNAH LYNN RICHARDSON, of record in Instrument Number 20220721-0083804, Register's Office of Davidson County, Tennessee.

This is improved property known as 5032 Bonnameade Drive, Hermitage, Tennessee 37076.

Being the beneficiaries of the real estate under Article IV, Subparagraph (4) of the decedent's Last Will, probated in the Probate Court of Davidson County, State of Tennessee, Case No. 26P-473. Certified copies of (i) the Order to Probate Will for Muniment of Title and (2) the decedent's Last Will and Testament, are attached hereto as Exhibit A.

THE ABOVE LEGAL DESCRIPTION IS THE SAME AS THAT CONTAINED IN THE PREVIOUS DEED OF RECORD. SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD. THIS AFFIDAVIT OF INHERITANCE IS PREPARED ON INFORMATION PROVIDED BY THE UNDERSIGNED AND NO EXAMINATION HAS BEEN MADE BY THE PREPARER. PROPERTY IS SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD. THE PREPARER GIVES NO OPINION AS TO TITLE.

T.C.A. § 67-4-409(A)(3)(D) EXEMPTS THIS INSTRUMENT FROM TAX AND T.C.A. § 67-4-409(A)(5) FURTHER PROVIDES THE VALUATION OATH IS UNNECESSARY, THE AFFIDAVIT BEING USED TO EVIDENCE TRANSFER OF TITLE TO THE PROPERTY TO A BENEFICIARY OF A TESTAMENTARY DEVISE.

Hannah Lynn Richardson

HANNAH LYNN RICHARDSON,
Petitioner

STATE OF Nevada -)
COUNTY OF Clark -)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared HANNAH LYNN RICHARDSON, Petitioner of the Estate of Katherine Diane Yarber, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the forgoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 15th day of May -, 2026.

Notary Public

My Commission Expires: Apr 10th 2029-

CLIFFORD KAMAKANIOKEKAI HELENIHI
Notary Public, State of Nevada
Appointment No. 25-3727-01
My Appt. Expires Apr 10, 2029

EFILED 05/14/26 09:23 AM CASE NO. 26P743 Joseph P. Day, Clerk

EXHIBIT
A

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN THE MATTER OF:	)	
	)	
ESTATE OF KATHERINE DIANE YARBER	)	**Case No.**
	)	
Deceased.	)	
	)	

ORDER GRANTING PROBATE COPY OF WILL
AS MUNIMENT OF TITLE ONLY

This matter was set to be heard on **May 14, 2026**. The Court has reviewed the Petition of **HANNAH RICHARDSON** to admit a copy of the Last Will and Testament of **KATHERINE DIANE YARBER** for probate as a muniment of title only and conducted a hearing. All heirs agreed that the original Will was lost but not revoked and have filed consents stating such.

The Court finds that all information required by local rule and statute including Tennessee Code Annotated Section 32-2-111 is in the record, that a copy of the Last Will and Testament of **KATHERINE DIANE YARBER** has been tendered to the Circuit Court Clerk and it appears upon the representations of counsel that all interested persons were given a copy of the Petition and notice of the hearing.

HANNAH RICHARDSON alleges that **KATHERINE DIANE YARBER** died having an ownership interest in the following real estate:

Map/Parcel No.: 075-13-0-007.00

Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Hermitage Hills, Section 6, of record in Plat Book 3300, Page 1 and 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to KATHERINE DIANE YARBER F/K/A KATHERINE DIANE RICHARDSON by deed from STEPHEN THOMAS RICHARDSON and HANNAH LYNN RICHARDSON, of record in Instrument Number 20220721-0083804, Register's Office of Davidson County, Tennessee.

This is improved property known as 5032 Bonnameade Drive, Hermitage, Tennessee 37076.

The Court concludes upon consideration of the Petition, witness testimony and arguments of counsel (if applicable) and entire record that the Petition should be granted.

IT IS THEREFORE ORDERED THAT:

1. A copy of the Last Will and Testament of **KATHERINE DIANE YARBER** is admitted to probate in common form (and not in solemn form) as a muniment of title to the above-described real estate.
2. An executor shall not be appointed.
3. Letters testamentary shall not be issued.
4. A Notice to Creditors shall not be published.
5. No bond shall be required.
6. No reporting to the Court shall be required.
7. Court costs are taxed to **HANNAH RICHARDSON**.
8. This is a final order such that the case shall close upon entry of the order.

{ELECTRONIC SIGNATURE PAGE OF JUDGE OR SPECIAL MASTER ATTACHED}

APPROVED FOR ENTRY:

By: */s/Travis L. Strickler*

Travis Strickler, BPR #041338
511 Union Street, Suite 1000
Nashville, Tennessee 37219
(615) 238-6330
tsrickler@specnerfane.com
Attorney for Petitioner

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and exact copy of the foregoing Proposed Order has been served via U.S. Mail, postage prepaid, on this the 22nd day of April 2026, upon the following:

EFILED 05/14/26 09:23 AM CASE NO. 26P743 Joseph P. Day, Clerk

Hannah Richardson
11611 S Las Vegas Boulevard
Unit 2024
Las Vegas, NV 89124

Tammy Grant
409 W Broadway Street
Pocahontas, AR 72455

Stephen Richardson
5032 Bonnameade Drive
Hermitage, TN 37076

/s/ Travis L. Strickler
Travis L. Strickler

EFILED 05/14/26 09:23 AM CASE NO. 26P743 Joseph P. Day, Clerk

Case Title: RICHARDSON V YARBER
Case Number: 26P743
Type: FINAL ORDER

So Ordered

Judith Lojek, Probate Special Master

EFILED 05/14/26 09:49 AM CASE NO. 26P743 Joseph P. Day, Clerk

EXHIBIT
B

FILED
MAY 14 2026
JOSEPH P. DAY, Clerk
By _____ Deputy

Last Will and Testament

10-1-19- original will given to Ms. Yarber

OF Katherine Diane Yarber

KATHERINE DIANE YARBER

I, KATHERINE DIANE YARBER, do make, publish and declare this to be my Last Will and Testament, revoking all former Wills and Codicils made by me.

ARTICLE I
APPOINTMENT OF FIDUCIARIES

1. Executor. I appoint my son, Stephen Thomas Richardson, to be my Executor of this my Last Will and Testament, and direct that no bond shall be required of my said Executor in any jurisdiction. I hereby direct that my Executor shall serve without the necessity of bond, inventory and/or accountings.

ARTICLE II
REFERENCES

1. Fiduciaries. All references in this Will to the "Executor" shall mean the Executor named herein. All such references shall include any alternate or successor who may serve in capacities. The foregoing terms are used for convenience, regardless of the gender or number of parties serving in such capacities, and such terms shall be read as the context shall require.

2. Construction. I shall be referred to in this Will as the "Testatrix." Throughout this Will, the singular number shall be deemed to include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, as the context may require. Paragraph headings are used for convenience only, and shall not be resorted to for interpretation of this Will. All references to the "Internal Revenue Code" shall mean the Federal Internal Revenue Code of 1996, as from time to time amended. If any portion of this Will is held to be void or unenforceable, the remainder shall nevertheless to be carried into effect.

3. Family. At the time of the execution of this Will, I am unmarried. I have one blood child, Tammy Kaye Yarber Grant and two legally adopted children, Stephen Thomas Richardson and Hannah Lynn Richardson. I have one child which has pre-deceased me, Charles Lee Lambert, who is survived by issue.

Initials: KDY

ARTICLE III
DEBTS, ADMINISTRATION EXPENSES AND TAXES

1. Payment of Debts and Administration Expenses. My Executor, in the Executor's sole discretion, may pay my legal debts, including funeral expenses, the cost of suitable monument, and costs of administration of my estate, and I hereby authorize my Executor, in case of any claim made against my estate, to settle and discharge the same in the absolute discretion of my Executor.

In the event any property or interest in property passing under this Will, or by operation of law, or otherwise by reason of my death shall be encumbered by a mortgage or a lien, or shall be pledged to secure any obligation, it is my intention that such indebtedness shall not mandatorily be charged to or paid by my estate, but that my Executor shall have absolute discretion as to whether said indebtedness shall be paid either in whole or in part. I direct that the proceeds of my life insurance payable to my estate or my Executor may, in the sole discretion of the Executor, be used for payment of debts or taxes.

2. Payment of Taxes. I direct that my executor pay as an expense of administration, without apportionment against the share of any beneficiary, all state, inheritance, succession and other taxes, other than generation-skipping taxes (together with any interest or penalty thereon), assessed by reason of my death imposed by the government of United States, or any state or territory thereof, or by any foreign government or political subdivision thereof, in respect of all property required to be included in my gross estate for estate of Anita Carmack Sadler for tax purposes by any such governments, whether the property passes under this Will or otherwise, including property over which I have power of appointment. Any generation-skipping tax resulting from a transfer occurring under this Will shall be charged to the property constituting the transfer in the manner provided by applicable law.

ARTICLE IV
SPECIFIC GIFTS

1. Property Insurance Policies. Any insurance policies which provide indemnity for the loss of any of my personal or real property by fire, windstorm, or other casualty (including any claim for such loss of any property which I might have at the time of my death against any insurance company) I give and bequeath respectively to those persons or corporations, as the case may be, who shall become owners of such properties by reason of my death, whether such ownership be acquired under the provision of this Will, by survivorship or by other means.

2. Special Bequest. I will, devise and bequeath certain personal property be distributed in accordance with the provisions of a certain memorandum written entirely in my handwriting and signed by me, dated and attached to this my Last Will and Testament.

Initials: KDY

If for any reason said memorandum is not found and properly identified as such by my Executor within thirty (30) days after the probate of my Will, the hand written memorandum shall lapse, become void, and aforesaid property referenced in said memorandum shall become part of my residuary estate.

3. I hereby will, devise and bequeath my 2010 Ford Truck to my son, Stephen Thomas Richardson.

4. I hereby will, devise and bequeath my house and real estate located at 5032 Bonnameade Drive, Hermitage, Davidson County, Tennessee in equal shares to my two adopted children, Steven Thomas Richardson and Hannah Lynn Richardson. If my children, Steven Thomas Richardson and Hannah Lynn Richardson, do not wish to jointly own the 5032 Bonnamead Drive property, then I authorize my Executor to sell the property and divide the net proceeds equally between my two adopted children, Steven Thomas Richardson and Hannah Lynn Richardson. If either Steven Thomas Richardson or Hannah Lynn Richardson shall predecease me, then the deceased child's portion shall be given to the surviving adopted child, either Steven Thomas Richardson or Hannah Lynn Richardson.

5. I hereby will, devise and bequeath my 2.5 acres, more or less, of unimproved real estate which I own in Tishomingo County, Mississippi to my daughter, Tammy Kaye Yarber Grant, *per stirpes.*

6. Jointly Owned Property. I hereby will, devise and bequeath all jointly held real property, certified instruments, bank accounts and brokerage accounts, which has not been specifically disposed of hereto fore, to the surviving co-owners of the respective joint property.

ARTICLE V
RESIDUARY ESTATE

I give, devise, and bequeath in fee all of the rest, residue and remainder of my property of every kind and description, and wherever located, including any lapsed or void legacy or devise to my two adopted children, Steven Thomas Richardson and Hannah Lynn Richardson, *per stirpes*.

ARTICLE VI
INTERESTS OF BENEFICIARIES INALIENABLE

No disposition, charge, or encumbrance of either the income or principal of any trust created under this Will by the beneficiary thereof by way of anticipation shall be of any validity or legal effect or be in any way regarded by the Trustee, and such income or principal, or any part, shall not be subject to any claim of any creditor of any beneficiary.

Initials: KDY

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of five (5) pages, including the Affidavit of Attesting Witnesses, and on the margin of each page including this page, I have affixed my initials for better identification, this 1st day of October, 2019.

Katherine Diane Yarber
KATHERINE DIANE YARBER

The foregoing instrument was signed, sealed, published and declared by **KATHERINE DIANE YARBER**, the Testatrix, to be the Testatrix's Last Will and Testament, in the presence of all of us at one and the same time, and we, at the request and in the presence of the Testatrix, and in the presence of each other, having hereunto subscribed our names as witnesses this 1st day of, October, 2019, at Nashville, Tennessee, this clause having first been read to us aloud.

WITNESSES:	ADDRESSES:
Jamin Enquist	1222 17th Ave. S. Nashville, TN 37212
Kelley Davison	1222 17th Ave South NASHVILLE, TN 37212

Initials: KDY

EFILED 05/14/26 09:49 AM CASE NO. 26P743 Joseph P. Day, Clerk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT OF ATTESTING WITNESSES

We, the undersigned, witnesses to the foregoing Last Will and Testament of Katherine Diane Yarber, to which this is attached, being more than 18 years of age and having no interest in said estate, do depose and make affidavit that Katherine Diane Yarber, on the 1st day of October 2019, produced the said Last Will and Testament and acknowledged it to be her Last Will and Testament and signed the same in our sight and presence; and we, at her request and in her sight and presence, signed said Last Will and testament in the sight and presence of each other, and at said time we considered the said Katherine Diane Yarber, to be of sound and disposing mind and memory and knew her to be 18 years of age or older.

WITNESSES	ADDRESS
Jamin Ehqvist	1222 17th Ave S. Nashville, TN 37212
Kelley Davison	1222 17th Ave South NASHVILLE, TN 37212

Sworn to and subscribed before me on this the 1st day of October, 2019.

Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:

Jeff M. Grissim
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212
(615) 321-3427

Initials: KDY

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler, 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 May 15, 2026 (date of document).

Affiant Signature

5-22-26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of May, 2026.

Notary's Signature

My Commission Expires: 11-2-26

