Karen Johnson Davidson County
Batch# 1426995 AFFIDAVITH
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Fees: $32.00 Taxes: $0.00
20260601-0049244

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903
REF: W-CK-26-115

AFFIDAVIT OF HEIRSHIP

I, **Jason Bratton**, hereinafter referred to as Affiant, being first duly sworn, make oath as follows:

1. That Affiant is at least eighteen (18) years of age and presently reside at the following address: 5074 Jones Chapel Rd., Cedar Hill, TN 37032

2. That Affiant knew **Timothy E. Walker**, hereinafter referred to as Decedent, and has personal knowledge of the family, life and death of the Decedent by reason of the following:

   Affiant was a personal acquaintance of the Decedent and family of the Decedent, having known the Decedent for more than 35 years.

3. That Affiant knew that at date of death, Decedent had ownership in the following described real estate in Davidson County, Tennessee: 115 Butterfield Ct, Goodlettsville, Tennessee 37072

4. That Decedent died on March 26, 2026, and was at that time a resident of Davidson County, State of Tennessee.

5. That Decedent died Testate, the original Last Will and Testament having not been probated, a copy of which is attached hereto as Exhibit "A"

6. That Decedent was survived by the following persons:

   Surviving Spouse: None, Decedent having been granted an absolute divorce from Cynthis Renee Hoffman aka Cynthia Renee Hoffman, Final Divorce Decree entered on November 20, 2013, Docket No. 2013-DM-170, Chancery Court for Sumner County, Tennessee at Gallatin, and never remarried.

   Surviving Children (adopted, natural born, legitimate or illegitimate): None

   Deceased Children (adopted, natural born, legitimate or illegitimate): None

   Children of Deceased Children (adopted, natural born, legitimate or illegitimate): None
   Surviving Parents: None

   Surviving Siblings: James W. Walker

7. That this Affidavit of Heirship is freely given with all full knowledge that whoever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definitive knowledge to justify the making of such sworn statement, and such statement is false, commits a Class E Felony. T.C.A. Section 30-2-712 (2).

8. That Affiant fully understands that this Affidavit of Heirship is being relied upon to authenticate the ownership of the above mentioned property, and Affiant hereby agrees to indemnify any entity or person that incurs damages arising from any false or misleading statement contained in this Affidavit.

9. Additional information, if any, either known or understood to be true by Affiant:

_____

FURTHER AFFIANT SAITH NOT.

Jason Bratton
Jason Bratton

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, **Jason Bratton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal this the 5 day of MAY, 2026.

Notary Public

My Commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Last Will and Testament

OF

TIMOTHY E. WALKER

I, TIMOTHY E. WALKER, of Sumner County, Tennessee, being of sound mind and disposing memory, do make, declare, and publish this my Last Will and Testament, hereby revoking all former wills and codicils to wills heretofore made by me.

ARTICLE I

I direct that all of my just debts, including my funeral expenses and the cost of administration, be paid out of my general estate by my executrix as soon as practicable after my death. To this end, I authorize my executrix to sell any of my property, real, personal, or mixed, and to execute all conveyances necessary to effectuate such sale. I expressly authorize my executrix to make distributions in kind. I authorize my executrix in her discretion to use insurance proceeds payable to my estate to satisfy any debts or taxes of my estate. All inheritance and estate taxes assessable by reason of my death shall be discharged by my estate without charge or apportionment against any beneficiary of assets whether passing under this will or otherwise.

ARTICLE II

I hereby give, devise and bequeath my property located in Sumner County, Tennessee, known as 1248 Madison Creek Road, Goodlettsville, Tennessee, to CYNTHIA RENEE HOFFMAN. Should the said CYNTHIA RENEE HOFFMAN predecease me, then I hereby give, devise and bequeath this property to her daughter, ZELLA ZEALAN HOFFMAN. I further give, devise and bequeath my family home located in the State of Indiana to my niece, MARION ADAMS.

ARTICLE III

I hereby give, devise and bequeath the rest, residue and remainder of all of my property, whether real, personal or mixed, wherever located, to be divided equally among CYNTHIA RENEE HOFFMAN, my brother, JAMES W. WALKER, and my niece, MARION ADAMS, share

TIMOTHY E. WALKER

and share alike. Should any of these three not survive me, then I direct that their share be divided among the remaining residuary beneficiaries in equal shares.

ARTICLE IV

I hereby nominate, constitute and appoint CYNTHIA RENEE HOFFMAN, as executrix of my estate. Should she predecease me, or fail or refuse to serve, I nominate and appoint my brother, JAMES W. WALKER, as executor under the same terms and conditions herein set out. I direct that no bond or other security shall be required of my said executrix for the faithful performance of her duties as such and that she shall not be required to file any inventory of my estate. I further waive the requirement of filing any and all accounting of my estate, including any final accounting.

IN WITNESS WHEREOF, I have hereunto set my hand to this Last Will and Testament at Goodlettsville, Tennessee, on this the 26 day of May, 2006.

TIMOTHY E. WALKER

Signed, sealed, published and declared by the testator, TIMOTHY E. WALKER, to be his Last Will and Testament in the presence of us, the undersigned, who, at his request and in his sight and presence and in the presence of each other, have subscribed our names as witnesses and do hereby attest to the sound and disposing mind of said testator, TIMOTHY E. WALKER, and to the performance of the aforesaid act of execution at the place and on the date herein set out.

Hayley D. Hunley
WITNESS

Jennifer Smith
WITNESS

TIMOTHY E. WALKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Hayley D. Hunley and Jennifer Smith being duly sworn, make oath that they are the witnesses to the Last Will and Testament of TIMOTHY E. WALKER, said Will being dated on the 26 day of May, 2006, that at the time of the signing of said Will, they and the Testator were more than eighteen (18) years of age, that said Will was signed by him in their presence, and that they, at the request of the Testator, and in his sight and presence and in the sight and presence of each other, subscribed their names as witnesses to said Will, and, in their opinion, the Testator, TIMOTHY E. WALKER, was at the time of sound mind and disposing memory, and that said Will was entered into without undue influence or coercion.

Hayley D. Hunley
WITNESS

Jennifer Smith
WITNESS

Sworn to and subscribed before me

this the 26 day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 3.20.20

GRAYSON SMITH CANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 5/5/26.

Date

Affiant Signature

5/28/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of May, 2026.

Notary's Signature

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)