This instrument prepared by: Bankers Title and Escrow Co.
3310 West End Avenue #540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1438287 AFFIDAVITH
06/25/2026 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260625-0057622

AFFIDAVIT

Phillı Owen Jones, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That the Affiant is known as: Phillip Owen Jones, a resident of Robertson County, Tennessee.

   That Affiant personally knew Nancy Smiley Stein, deceased, hereinafter referred to as Decedent. With respect to the Estate of Nancy Smiley Stein, affiant is a disinterested party, has no relationship of consanguinity with Decedent, and has personal knowledge of the Decedent by reason of the following:

   I have known Nancy Smiley Stein for more than 40 years and also have known her son, William Brake, for more than 40 years. I was their neighbor in Ridgetop and was also a classmate of William Brake at Green Briar High School. I have attended many family functions of the family of Nancy Smiley Stein, including weddings, funerals, graduations, and other family gatherings.

2 That Affiant knows that at her date of death, the said Nancy Smiley Stein had an ownership interest in the following described real estate in Davidson County:

   House and lot located at 5326 Village Way in Nashville, TN.

4. That Nancy Smiley Stein died on August 24, 2025, and was at the time a resident of Davidson County, Tennessee, and was unmarried at the time of her death.

5. That Nancy Smiley Stein was unmarried at the time she bought 5326 Village Way and remained unmarried until the time of her death.

7. That Nancy Smiley Stein had one child, her son, William Brake, who survives. She had no other live-born children and no adopted children.

8. That there have been no known unresolved claims made against the Decedent or her Estate.

9. Affiant acknowledges that this affidavit will be relied upon by Chicago Title Insurance Company, Bankers Title and Escrow Corp, - and other title companies – for the issuing of title insurance policies covering the property described herein.

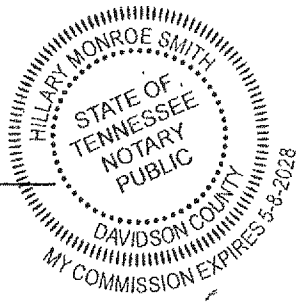
Dated this 5th day of March, 2026.

Phillip Owen Jones

State of Tennessee)
County of Davidson

Sworn to or subscribed before me this ____ day of March, 2026.

_____ my commission expires: _____
Notary

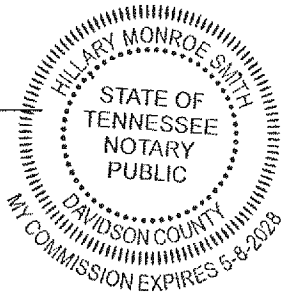


STATE OF Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Owen Jones, the within named Affiant, 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, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of March, 2026.

_____
Notary Public My Commission Expires: _____



True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on March 5, 2026.

Tracey Perry
Signature

Date: 6-25-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 25 day of June, 2026

Notary Public

My commission Expires: _____

SEAL

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