This instrument prepared by:
City Title, LLC
301 Plus Park Boulevard, Ste. 502
Nashville, TN 37217
File No. CT-26-2042

Karen Johnson
Batch # 1438679
06/26/2026 03:33:34 PM
Fees: $62.00 Taxes: $0.00
Davidson County
AFFIDAVITH
12 pgs
20260626-0058182

AFFIDAVIT AS TO HEIRS
of
CATHLEEN GURLEY
(Pursuant to T.C.A. §30-2-712)

STATE OF MISSOURI
COUNTY OF ST. LOUIS

On the 11 day of June, 2026, before me personally appeared **Ernie Trakas**, "the Affiant", to me personally known, who being by me duly sworn, deposes and says:

Affiant understands 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 definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony (T.C.A. Section 30-2-712(f).

That Affiant is over eighteen (18) years of age and currently resides at 3900 Butler Hill Road, St. Louis, Missouri 63129.

That Affiant was personally acquainted with **Cathleen Gurley**, "the Decedent" and has sufficient knowledge of the family history to attest to the statements contained herein;

That the Affiant knew the Decedent for over 40 years and is familiar with Decedent's family history as they have been **family friend** during this period.

And that said Decedent died on or about **January 20, 2026**, divorced.

That this affidavit is being provided to clarify title to all real property owned by Decedent at the time of their death;

Affiant further states that the Decedent left surviving the following persons and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Meagan Gurley Sullivan	**Daughter**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above.

And said decedent did leave a Last Will and Testament that will not be probated. It is attached as "*Exhibit B.*"

Affiant further acknowledges that this affidavit is made for the purpose of inducing a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

Further Affiant saith not.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 on this the 11th day of June, 2026.

[THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK
SIGNATURE AND NOTARY/JURAT PAGES TO FOLLOW]

Ernie Trakas

STATE OF MISSOURI
COUNTY OF ST. LOUIS

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

Cynthia L. Dickenson
Notary Public
My Commission Expires: 02/15/2030

(Notary Seal) CYNTHIA L. DICKINSON
Notary Public - Notary Seal
Jefferson County - State of Missouri
Commission Number 14438779
My Commission Expires Feb 15, 2030

STATE OF MISSOURI
COUNTY OF ST. LOUIS

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Ernie Trakas**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 11th day of June, 2026.

Cynthia L. Dickenson
Notary Public
My Commission Expires: 02/15/2030

(Notary Seal) CYNTHIA L. DICKINSON
Notary Public - Notary Seal
Jefferson County - State of Missouri
Commission Number 14438779
My Commission Expires Feb 15, 2030

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 407 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Tapocsi and Christine Tapocsi, husband and wife by Warranty Deed from Raymond C. Shaw and Alexandra Shaw, husband and wife of record in Instrument No. 20160301-0019606 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 01, 2016.

Being the same property conveyed to Cathleen Gurley by Warranty Deed from David Tapocsi and Christine Tapocsi, husband and wife of record in Instrument No. 20250522-0040520 Register's Office for Davidson County, Tennessee, dated May 21, 2025 and recorded on May 22, 2025. The said Cathleen Gurley died on or about January 20, 2026.

Map and Parcel: 147-14-0-131.00

COPY

EFILED 05/08/26 04:58 PM CASE NO. 26P876 Joseph P. Day, Clerk

EXHIBIT B

THE LAST WILL AND TESTAMENT OF

Cathleen Gurley

DECLARATION

I, Cathleen Gurley, a resident of the state of Tennessee and county of Davidson; and being of sound mind and memory, do hereby make, publish, and declare this to be my last will and testament, thereby revoking and making null and void any and all other last will and testaments and/or codicils to last will and testaments heretofore made by me. All references herein to **"this Will"** refer only to this last will and testament.

FAMILY

At the time of executing this Will, I am unmarried. The names of my children are listed below. Unless otherwise specifically indicated in this Will, any provision for my children includes the below-named children, as well as any child of mine hereafter born or adopted.

Meagan Gurley Sullivan

DEBT

I direct that as soon as is practical after my death, the executor named pursuant to this Will review all of my just debts and obligations, including last illness and funeral expenses, except for those secured long-term debts that may be assumed by the beneficiary of such property, unless such assumption is prohibited by law or on agreement by the beneficiary. The executor is further directed to pay any attorneys' fees and any other estate administration expenses. The executor shall pay these just debts only after a creditor provides timely and sufficient evidence to support its claim and in accordance with applicable state law.

COPY

EFILED 05/08/26 04:58 PM CASE NO. 26P876 Joseph P. Day, Clerk

I direct that any estate, inheritance, and succession taxes, including any interest and penalties thereon, imposed by the federal government or any state, district, or territory, attributable to assets includible in my estate, passing either under or outside of this Will, be apportioned among the persons interested in my estate in accordance with applicable state and federal law. My executor is authorized and directed to seek reimbursement from the beneficiaries of my estate of any taxes paid by my executor to the extent allowed by law.

If my executor cannot collect from any person interested in the estate the amount of tax apportioned to that person, the amount not recoverable will be equitably apportioned among the other persons interested in the estate who are subject to apportionment.

If a person is charged with or required to pay tax in an amount greater than his or her prorated amount because another person does not pay his or her prorated amount, the person charged with or required to pay the greater amount has a right of reimbursement against the other person.

I further direct that if any beneficiary named in this Will is indebted to me at the time of my death, and evidence of such indebtedness is provided or made available to my executor, that share of my estate that I give to any and each such beneficiary be reduced in value by an amount equal to the proven indebtedness of such beneficiary unless: (i) I have specifically provided in this Will for the forbearance of such debt, or (ii) such beneficiary is the sole principal beneficiary.

PRIMARY REMAINDER BENEFICIARIES

I divide all of the residue and remainder of my gross estate, real and personal, wherever situated, into as many equal shares as there are living children of mine and deceased children of mine with issue then living. Each living child shall be given one share. Any share of my estate allocated to a deceased child with issue then living shall be further divided into shares for said issue, per stirpes. Unless otherwise indicated in my Will, the shares allocated to my children and the issue of my deceased children will be distributed to these beneficiaries, outright and free of trust. The terms "issue," "child," "children," include a person who has a parent-child relationship, as defined under applicable state law, with the person through whom this person claims benefits under my Will. These terms do include persons who are adults at the time of adoption.

COPY

EFILED 05/08/26 04:58 PM CASE NO. 26P876 Joseph P. Day, Clerk

DISTRIBUTION IF NO LIVING BENEFICIARIES

If at any time before full distribution of my estate all of my beneficiaries are deceased and this instrument directs no other disposition of the property, the remaining portion of my estate will then be distributed to my heirs determined according to the laws of intestate succession, unless specifically disinherited elsewhere in this Will.

EXECUTOR NOMINATION

I nominate my daughter, Meagan Gurley Sullivan, to be the executor of this Will.

If none of the nominated executors are able, willing, and authorized to serve or to continue to serve, and the vacancy is not filled as set forth above, the majority of estate beneficiaries shall nominate a successor executor. If the majority of estate beneficiaries are unable to nominate a successor executor, the vacancy will be filled pursuant to a petition filed by the resigning executor or any person interested in the estate in a court of competent jurisdiction.

MISCELLANEOUS EXECUTOR PROVISIONS

The term "executor" includes any executrix, personal representative, or administrator, if those terms are used in the statutes of any state that has jurisdiction over all or any portion of my estate.

My executor will have broad and reasonable discretion in the administration of my estate to exercise all of the powers permitted to be exercised by an executor under state law, including the power to sell estate assets with or without notice, at either public or private sale, and to do everything he or she deems advisable and in the best interest of my estate and the beneficiaries thereof, all without the necessity of court approval or supervision. I direct that my executor perform all acts and exercise all such rights and privileges, although not specifically mentioned in this Will, with relation to any such property, as if the absolute owner thereof and, in connection therewith, to make, execute, and deliver any instruments, and to enter into any covenants or agreements binding my estate or any portion thereof.

COPY

EFILED 05/08/26 04:58 PM CASE NO. 26P876 Joseph P. Day, Clerk

If there are two co-executors serving, they shall act by unanimous agreement. If there are more than two co-executors serving, they shall act in accordance with the decision made by the majority of co-executors.

Subject to specific provisions to the contrary, I authorize my executor to distribute a share of my estate given to a minor beneficiary, up to the whole thereof, to a custodian under the applicable Transfers to Minors Act or Gifts to Minors Act, if in the executor's discretion, it is in the best interests of the beneficiary. The executor may also make distributions to a minor by making distributions to the trustee of a trust created under this Will for a minor beneficiary, the guardian of the minor's person, or the guardian of the minor's estate.

No person named as an executor is required to post any bond.

I authorize my executor to make the following choices or elections in my executor's absolute discretion, regardless of the resulting effect on any other provisions of this Will or on any person interested in my estate or in the amount of any of the taxes referred to: (a) choose a valuation date for estate or inheritance tax purposes or choose the methods to pay estate or inheritance taxes; (b) elect to treat or use an item, for either federal or state tax purposes, as either an income tax deduction or as a deduction for estate or inheritance tax purposes; (c) determine when a particular item is to be treated as taken into income or used as a tax deduction, to the extent the law provides that choice; and (d) disclaim all or any portion of any interest in property passing to my estate at or after my death, even though any of these actions may subject my estate to additional tax liabilities. No person adversely affected by my executor's exercise of discretion under this clause is entitled to any reimbursement or adjustment, and my executor is not required to make any adjustment between income and principal or in the amount of any property passing under this Will as a result of any election under this provision.

I authorize my executor, without obtaining court approval, to employ professional investment counsel on such terms as my executor considers proper, and to pay the fees of investment counsel as an expense of administration of my estate. However, my executor is under no obligation to employ any investment counsel.

I authorize my executor either to continue the operation of any business belonging to my estate for such time and in such manner as my executor may consider advisable and in the best interest of my estate, or to sell or liquidate the business at such time and on such terms as my executor may consider advisable

COPY

EFILED 05/08/26 04:58 PM CASE NO. 26P876 Joseph P. Day, Clerk

and in the best interest of my estate. Any such good faith operation, sale, or liquidation by my executor will be at the risk of my estate and without liability on the part of my executor for any losses that may result.

SIMULTANEOUS DEATH

If it cannot be established if a beneficiary of my estate survived me, the provisions of the applicable Uniform Simultaneous Death Act, as amended, or any substantially similar successor act effective on the date of my death, will apply.

NONLIABILITY OF FIDUCIARIES

Any fiduciary, including my executor and any trustee, who in good faith endeavors to carry out the provisions of this Will, will not be liable to me, my estate, my heirs, or my beneficiaries for any damages or claims arising because of their actions or inaction, or the actions of any predecessor fiduciary acting pursuant to this Will. My estate will indemnify and hold them harmless.

SAVINGS CLAUSE

If a court of competent jurisdiction at any time invalidates or finds unenforceable any provision of this Will, such invalidation will not invalidate the whole of this Will. All of the remaining provisions will be undisturbed as to their legal force and effect. If a court finds that an invalidated or unenforceable provision would become valid if it were limited, then such provision will be deemed to be written, deemed, construed, and enforced as so limited.

COPY

EFILED 05/08/26 04:58 PM CASE NO. 26P876 Joseph P. Day, Clerk

IN WITNESS WHEREOF, I, the undersigned testator, declare that I sign and execute this instrument on the date written below as my last will and testament and further declare that I sign it willingly, that I execute it as my free and voluntary act for the purposes expressed in this document, and that I am eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence.

(Signature of Cathleen Gurley)

Date: 3/4/16

COPY

EFILED 05/08/26 04:58 PM CASE NO. 26P876 Joseph P. Day, Clerk

ATTESTATION

This last will and testament, which has been separately signed by Cathleen Gurley, the testator, was on the date indicated below signed and declared by the above named testator as his or her last will and testament in the presence of each of us. We, in the presence of the testator and each other, at the testator's request, under penalty of perjury, hereby subscribe our names as witnesses to the declaration and execution of the last will and testament by the testator, and we declare that, to the best of our knowledge, said testator is eighteen years of age or older, of sound mind and memory and under no constraint or undue influence.

1. _____ _____
(Signature of witness) (Print Name)

Date: 3/4/26 2000 Mallory Ln, Ste 130
(Address)

Franklin, TN 37067
(City, State, ZIP)

2. _____ Rachel N. Leavitt
(Signature of witness) (Print Name)

Date: 3/4/26 2000 Mallory Ln, Ste 130
(Address)

Franklin, TN 37067
(City, State, ZIP)

COPY

EFILED 05/08/26 04:58 PM CASE NO. 26P876 Joseph P. Day, Clerk

SELF-PROVING AFFIDAVIT

State of Tennessee
County of Davidson

I, Cathleen Gurley, the undersigned testator, being first duly sworn, do declare to the undersigned authority that I signed and executed the attached or annexed instrument as my last will and testament and that I signed it willingly, or willingly directed another to sign for me, that I executed it as my free and voluntary act for the purposes expressed in that document, and that at the time I signed the document, I was eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence.

Date: 3/4/26 _____
(Signature of Cathleen Gurley)

We, the undersigned witnesses, being first duly sworn, do each declare to the undersigned authority the following: (1) the testator declared to each of us that the attached or annexed instrument is his or her last will and testament; (2) the testator executed the last will in our presence; (3) each of us, in the presence of the testator and in the presence of each other, and at the testator's request, signed the last will and testament as witnesses; and (4) to the best of our knowledge the testator was at that time eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence.

1. _____ Angelia Mader
(Signature of witness) (Print Name)

2. _____ Rachel H. Lovett
(Signature of witness) (Print Name)

Acknowledgement of Notary Public:

Subscribed, sworn and acknowledged to me on this 4th day of MARCH, 20 26, by Cathleen Gurley, as testator, and Angelia Mader and Rachel H. Lovett, as witnesses.

Witness my hand and seal.

Signature of Notary Public: _____

STATE OF TENNESSEE NOTARY PUBLIC NO. 2571 DAVIDSON COUNTY

COPY

EFILED 05/08/26 04:58 PM CASE NO. 26P876 Joseph P. Day, Clerk

STATEMENT OF INTERMENT, CREMATION, and WISHES

I, Cathleen Gurley, the undersigned, having previously executed a last will and testament on the date hereof, hereby state that, in addition to the directives and bequests set forth in said last will and testament, it is my desire that my remains be cremated.

My further wishes and directives are as follows: Would like a religious ceremony but all other considerations would be decided by Meagan.

Dated: 3/4/16

Signature of Cathleen Gurley

WITNESS ATTESTATION CLAUSE

This statement of interment, cremation, and wishes, which has been separately signed by Cathleen Gurley was signed, executed and declared in the presence of each of us. We, in the presence of Cathleen Gurley and each other, under penalty of perjury, hereby subscribe our names as witnesses to the declaration and execution of the statement of interment, cremation, and wishes by Cathleen Gurley and we declare that, to the best of our knowledge, Cathleen Gurley is eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence.

1. (Signature of witness)

Date: 3/4/16

(Print Name)

2000 Mallory Ln, Ste 130
(Address)

Franklin, TN 37067
(City, State, ZIP)

2. Rachel H. Lovett
(Signature of witness)

Date: 3/4/16

Rachel H. Lovett
(Print Name)

2000 Mallory Ln, Ste 130
(Address)

Franklin, TN 37067
(City, State, ZIP)