Karen Johnson Davidson County
Batch# 1475307 AFFIDAVITH
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Fees: $57.00 Taxes: $0.00
20260921-0087280

This instrument prepared by:
City Title, LLC
301 Plus Park Boulevard, Ste. 502
Nashville, TN 37217
FILE NO CT-26-3139

Map and Parcel: Property 1:
142-13-0A-065.00-CO

AFFIDAVIT AS TO HEIRS
of
NEWTON KEITH DENMARK
(Pursuant to T.C.A. §30-2-712)

State of Tennessee
County of Williamson

On the 11 day of August, 2026, before me personally appeared **Lori Elaine Denmark**, "the Affiant", to me personally known, who being by me duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Newton Keith Denmark**, "the Decedent."

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

And that said Decedent died on or about **September 30, 2025, a widower**, having been predeceased by their spouse, Mary Frances Denmark, who died on or about **December 23, 2023**.

Title to the herein described real property in **Davidson** County, Tennessee was vested in **Newton Keith Denmark**, the Decedent:

See attached "Exhibit A"

Affiant further states that the decedent had one (1) child, biological or adopted, who predeceaced him on January 13, 2024, the said child having left surviving no children, children of children or other descendants:

:

Name	Relationship to Decedent
Mary Clarissa Brantley, a/k/a Clarissa Denmark	**Daughter, Predeceased with no issue**

Affiant further states that the Decedent left surviving the following child, biological or adopted:

Name	Relationship to Decedent
Lori Elaine Denmark	**Daughter**

Affiant states that the Decedent left no other children, adopted children, or descendants of deceased children or adopted children except as listed above, thereby leaving: **Lori Elaine Denmark,** as all the heirs at law of **Newton Keith Denmark.**

And said decedent did leave a Last Will and Testament, a copy of which is attached hereto as Exhibit "B."

This affidavit is given for the express purpose of clearing title to the aforementioned parcel of real property.

State of Tennessee
County of Williamson

I, **Lori Elaine Denmark**, the Affiant, being first duly sworn, make oath that I have read the foregoing Affidavit of Heirship and that the facts contained therein are true and correct to the best of my knowledge, information, and belief. That Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by City Title, LLC, The Title Group, LLC, First American Title Insurance Company, Chicago Title Insurance company, Westcor Title Insurance Company and/or Stewart Title Guaranty Company and Affiant agrees to indemnify the aforesaid law firm and title company(ies) against any loss or damage if the information provided herein is fraudulent and/or false.

Lori Elaine Denmark

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

Notary Public
My Commission Expires: 5 10 29

(Notary Seal)

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Notary Signature

My commission expires: 5 10 27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Property 1:
All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, Being Lot No. 65 on the Plan of Phase I and Boundary Plat of Riverside, of record in Book 6900, page 490-492, and amended in Book 6900, page 784, and further amended in Book 8360, page 861, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Newton Keith Denmark and wife, Mary F. Denmark by Warranty Deed from Kenneth B. Strickland and wife, Evelyn S. Strickland of record in Book 10159, Page 922, Register's Office for Davidson County, Tennessee, dated August 15, 1996 and recorded on August 19, 1996.

Being the same property conveyed to Newton Keith Denmark and Lori Elaine Denmark by Quitclaim Deed from Newton Keith Denmark and wife, Mary F. Denmark Deceased of record in Instrument No. 20240612-004401 Register's Office for Davidson County, Tennessee, dated May 21, 2024 and recorded on June 12, 2024. The said Mary F. Denmark having died December 23, 2023.

The said Newton Keith Denmark died intestate on on September 30, 2025, leaving Lori Elaine Denmark as his sole heir at law. See Affidavits of Heirship recorded contemporaneously herewith as Instument Nos. _____, _____, and _____.

EXHIBIT B

INSERT COPY OF WILL

Prepared by
Stephen L. Meyer
Attorney at Law
1112 Draughon Avenue
Nashville, TN 37204
615-298-4572

LAST WILL AND TESTAMENT

OF

NEWTON KEITH DENMARK

I, NEWTON KEITH DENMARK, do hereby make, publish, and declare this to be my last will and testament, and I hereby revoke all wills and codicils heretofore made by me.

ITEM I

I direct that all my just debts, including funeral expenses and the costs of administration, be paid as soon as practicable after my death. To this end I authorize my executor to sell any of my property, real, personal, or mixed, and to execute all conveyances necessary to effectuate such sale. I direct my executor to pay all estate, inheritance, succession, and other death taxes which may be payable by or chargeable against my estate.

ITEM II

I may leave a writing indicating certain items of personal property I wish to be given to specific friends or family members. I request that my executor make every effort to follow my wishes as expressed in this writing to the extent those named are still living and I am still in possession of the item named at the time of my death.

ITEM III

I hereby leave the property I own at 114 Abbey Lane in Byrdstown, Tennessee to Huey Brantley.

Newton Keith Denmark

All the rest of my property, real and personal, I leave to my daughter Lori Denmark. If Lori Denmark does not survive me then I leave all the rest of my property to Graham Denmark and Greyson Denmark Anyone entitled to receive funds under this will who is under the age of 25 shall have their funds held in trust by Huey Brantley. Huey Brantley may distribute funds for the health, education, and welfare of the beneficiary, as he determines appropriate

ITEM IV

I hereby nominate and appoint Lori Denmark as executor of this my will. If Lori Denmark does not survive me or is unable to serve then I appoint Huey Brantley n as executor of my will. My executor shall not be required to give bond, and if notwithstanding this direction, a bond is required by any law, it is requested and directed that no sureties be required thereon. My executor shall not be required to file any inventory of my estate or to make any accounting to the Court. All real estate owned by me at the time of my death shall be subject to administration by my executor and my executor shall have authority to sell any real estate owned by me.

ITEM IV

I hereby expressly authorize and empower my executor to perform the following duties and functions in addition to those which may be authorized by statute or court decisional law:

(1) To sell, lease, pledge, mortgage, transfer, exchange, convert or otherwise dispose of, or grant options with respect to, all property at any time forming a part of my estate, in such manner, at such time or times, for such purposes, for such prices and upon such terms, credits, and conditions as she may deem advisable.

(2) To borrow money for any purpose connected with the protection, preservation, or improvement of my estate whenever in her judgment advisable, and as security to mortgage or

pledge any real estate or personal property forming a part of my estate upon such terms and conditions as she may deem advisable.

(3) To complete, extend, modify, or renew any loans, notes, bonds, mortgages, contracts or any other obligations which I may owe or to which I may be a party or which may be liens or charges against any of my property or against my estate in such manner as she may deem advisable; to pay, compromise, compound adjust, submit to arbitration, sell or release any claims or demands by or against my estate; and to make any payments in connection therewith which she may deem advisable.

(4) To employ agents, experts, and counsel, investment and legal, and to make reasonable and proper payments to such agents, experts, or counsel for services rendered.

(5) To file a tax return for any period or periods for which such a return may be required following my death and to pay from my estate the full amount of the tax due on such return.

(6) To execute and deliver any and all instruments in writing which he may deem advisable to carry out the foregoing powers.

IN WITNESS WHEREOF, I have executed this my last will and testament on this the 6th day of October, 2023.

Newton Keith Denmark
NEWTON KEITH DENMARK

The above and foregoing instrument consists of 3 typewritten pages, each of which has been signed by NEWTON KEITH DENMARK . This instrument was this day produced to us by NEWTON KEITH DENMARK and it was declared, published, and acknowledged by him

to be his last will and testament, and he signed and subscribed his name in our presence as and for his last will and testament, and the undersigned, at his request and in his presence and in the presence of each other, have signed and subscribed our names, on this 6th day of-

October, 2023.

B. Lee Denver residing at 337 Boardwalk Rd. Nashville TN. 37209

Jade McClure residing at 2844 Twin Lawn Dr Nashville, TN 37214

202609210087280

WILL AFFIDVIT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

We, Jade McClure and B. Lee Glover,

after first being duly sworn, make oath to the following facts:

1. That we were witnesses to the Last Will and Testament of Newton Keith Denmark.

2. That on the 6th day of October, 2023, the undersigned, at the request of the testator, witnessed the testator sign this Last Will and Testament.

3. That the testator signed the Last Will and Testament in the sight and presence of both of us and in our sight and presence the testator declared the same to be his Last Will and Testament, and that we, in the presence of the testator and in the presence of each other signed our names thereto.

4 .That at the time the Last Will and Testament was signed, the undersigned and the testator were more than 18 years of age and, in the opinion of the undersigned, the testator was of sound mind and disposing memory and was not under any undue influence or duress.

B. Lee Glover

Jade McClure

Subscribed and sworn to before me this 6th day of October, 2023.

Stephen L. Meyer

STEPHEN L. MEYER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3-3-26

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/11/2026 (date of document).

Emma Howard
Affiant Signature

8/11/2026
Date

State of Tennessee
County of Rutherford

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

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL