Bill Garrett Davidson County
Batch# 1847 WILL
09/18/2017 01:58:52 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20170918-0095298

LAST WILL AND TESTAMENT OF JON M. RANDALL

I, JON M. RANDALL, of Chandler, Arizona, married to DOROTHY A. RANDALL, declare this to be my Will, and I revoke all prior Wills and Codicils that I have made.

At the time this Will is executed, I have the following children:

JON MICHAEL RANDALL	born	10-22-1958
KATHY LYNN SCHREINER	born	05-01-1960

ARTICLE I

All estate and inheritance taxes (including interest and penalties, if any), together with all administration expenses, payable in any jurisdiction by reason of my death (including those taxes and expenses payable with respect to assets which do not pass under this Will) shall be paid out of and charged generally against the principal of my residuary estate, without apportionment. I waive any right of reimbursement for, recovery of, or contribution toward the payment of those taxes and administration expenses, except my Personal Representative shall, to the maximum extent permitted by law, seek reimbursement for, recovery of, or contribution toward the payment of federal or state estate tax attributable to property in which I have a qualifying income interest for life or over which I have a power of appointment, and which tax is not otherwise paid or payable. 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 II

A. I give my residuary estate, which shall not include any property over which I have a power of appointment, to the acting Trustee or Trustees of that certain trust already created by me and known as the JON M. RANDALL AND DOROTHY A. RANDALL REVOCABLE LIVING TRUST, as in effect at my death, of which I and DOROTHY A. RANDALL are now Co-Trustees, and if there is no trust agreement still in existence, then to the Beneficiaries of said trust agreement according to its terms.

B. I have intentionally omitted making provision for any benefit of any kind or nature for any other person or entity. It is my intent that any individuals who claim to be heirs, or who are heirs, who are not specifically mentioned herein, are to be generally and specifically disinherited. In the event that any heir, or person claiming to be an heir, shall contest in any court any of the provision of this Will, or who shall not defend or assist in good faith in the defense of any or all such contests, then each and all such persons shall not be entitled to any devises, legacies, or benefits under this Will or any codicils hereto, and to each of such persons, I hereby bequeath the sum of one dollar ($1.00) only.

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HAMILTON CO CLERK & MASTER

ARTICLE III

A. I name my wife, DOROTHY A. RANDALL, as Personal Representative of this Will, and if she fails or ceases to act as Personal Representative for any reason whatsoever, then I name my daughter, KATHY LYNN SCHREINER, and my son, JON MICHAEL RANDALL, in her place and stead as Co-Personal Representatives of this Will.

B. No Personal Representative under this Will shall be required to furnish bond or other security as Personal Representative.

C. In addition to all powers granted by law, I give my Personal Representative power, exercisable in the discretion of my Personal Representative and without court order, to retain, sell (at public or private sale), exchange, lease for any term (even though commencing in the future or extending beyond the date of final distribution of my estate), mortgage, pledge, or otherwise deal for any purpose with the property, real or personal, from time to time comprising my estate, for such consideration and on such terms (with or without security) as my Personal Representative shall determine; to borrow money for any purpose, at interest rates then prevailing, from any individual, bank, or other source, irrespective of whether that lender is then acting as Personal Representative; to invest in any property whatsoever; to compromise or abandon any claims in favor of or against my estate; to hold any property in the name of a nominee or in bearer form; to employ accountants, depositories, attorneys, and agents (with or without discretionary powers); to execute contracts, notes, conveyances, and other instruments, including instruments containing covenants and warranties binding upon and creating a charge against my estate, and containing provisions excluding personal liability; to make distributions wholly in cash or in kind, or partly in each; to allot different kinds or disproportionate shares of property or undivided interests in property among the Beneficiaries; and to determine the value of any property distributed in kind.

D. I empower my Personal Representative (i) to make such elections under the tax laws as my Personal Representative deems advisable, including an election to create qualified terminable interest property for both estate and generation-skipping tax purposes or for estate tax purposes alone, and (ii) to allocate the unused portion, if any, of my GST exemption (as defined in this paragraph) to any property with respect to which I am the transferor for generation-skipping tax purposes (irrespective of whether such property passes under this Will) in such manner as my Personal Representative deems advisable, in each case without regard to the relative interests of the Beneficiaries; however, my Personal Representative shall not make adjustments between principal and income, or in the interests of the Beneficiaries, to compensate for the effects of such elections and allocation. Any decision made by my Personal Representative with respect to the exercise of any tax election or the allocation of my GST exemption shall be binding and conclusive on all persons. As used in this paragraph, the "GST exemption" means the exemption from generation-skipping tax allowed under Section 2631 of the Internal Revenue Code of 1986, as from time to time amended.

I, JON M. RANDALL, the TESTATOR, sign my name to this instrument this 31st day of July, 2007, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Last Will and that I sign it willingly, that I execute it as my free and voluntary act for the purposes therein expressed, and that I am eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

JON M. RANDALL

The foregoing instrument was signed, sealed, published and declared by JON M. RANDALL, the Testator, as and for his Last Will and Testament, in the presence of us and each of us, and we, at the same time, at his request and in his presence, and in the presence of each other, and believing him to be of sound mind, have hereunto subscribed our names as attesting witnesses this 31st day of July, 2007, all at the County of Maricopa, State of Arizona.

_____, residing at _____

_____, residing at _____

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

I, the undersigned, a notary public, certify that JON M. RANDALL, and Elizabeth Ostko and John Oxenhandler, the witnesses, respectively, whose names are signed to the attached or foregoing instrument, having appeared together before me and having been duly sworn, each then declared to me that the Testator signed and executed the instrument as his last Will, and that he had willingly signed or willingly directed another to sign for him, and that he executed it as his free and voluntary act for the purposes therein expressed; and that each of the witnesses, in the presence and hearing of the Testator, signed the Will as witness and that to the best of their knowledge, the Testator was at that time eighteen or more years of age, of sound mind, and under no constraint or undue influence.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 24 day of July, 2007.

Notary Public

My Commission Expires:

10/23/2010

Notary Public State of Arizona
Maricopa County
William Ryan Zenk
My Commission Expires
10/23/2010

17 AUG 24 PM 2:06

HAMILTON CO CLERK & MASTER

IN THE CHANCERY COURT OF HAMILTON COUNTY, TENNESSEE	PETITION PROBATE OF WILL FOR MUNIMENT OF TITLE T.C.A. § 32-2-111	PART 2 PROBATE DIVISION FILE NO. 17-P-590

Filed for the limited purpose of establishing a muniment of title to real estate and personal property without the necessity of granting letters testamentary or otherwise proceeding with administration.

IN THE MATTER OF THE ESTATE OF

JON M. RANDALL DECEDENT

ITEM 1. PETITIONER.	**ITEM 2. RELATIONSHIP TO DECEDENT.**
Gregory D. Willett	Attorney

ITEM 3. PETITIONER ADDRESS.

Chambliss Bahner & Stophel, P.C., Liberty Tower, Suite 1700, 605 Chestnut Street, Chattanooga, Tennessee 37450

ITEM 4. DECEDENT.

Decedent died on February 1, 2016 at the age of 76 at Apison, Tennessee.

Decedent's residence at time of death was: 5012 Silver Lane, Apison, Tennessee 37302.

ITEM 5. WILL.

The document offered for probate was executed on July 31, 2007, and the names of all attesting witnesses are: Elizabeth Biro and John Oxenhandler.

The ORIGINAL document offered for probate is herewith presented to the COURT for probate. A true copy of the document is tendered herewith.

ITEM 6. BENEFICIARIES. The following are those beneficiaries under the Will who are entitled to Decedent's property:

Name	Age	Relation	Mailing Address
Jon M. Randall and Dorothy A. Randall Revocable Living Trust	N/A	Trust	c/o Dorothy A. Randall, Trustee, 5012 Silver Lane, Apison, TN 37302

ITEM 7. HEIRS. The following are the Decedent's only intestate heirs had the decedent died without a Will.

Name	Age	Relation	Mailing Address
Dorothy A. Randall	Adult	Spouse	
Kathy Lynn Schreiner	Adult	Daughter	
Jon Michael Randall	Adult	Son	

ITEM 8. PETITIONER AVERS:

(a) that a search has been made for a subsequently dated Will or Codicil executed by Decedent; (b) that no such Wills or Codicils have been found; (c) that Petitioner is not aware of any instrument revoking the document being offered for probate; (d) that Petitioner believes the documents are duly signed, declared, published and attested; and (e) that Petitioner verily believes the document being offered for probate constitutes Decedent's Last Will and Testament.

ITEM 9. PREMISES CONSIDERED, PETITIONER PRAYS:

the Affidavit of subscribing witnesses be accepted by the Court; the Will be proved and established; and the probate of the Will be granted and the same ordered for record for the limited purpose of establishing a muniment of title to real estate and personal property without the necessity of granting letters testamentary or otherwise proceeding with administration, pursuant to T.C.A. § 32-2-111.

Gregory D. Willett, Petitioner

WE ARE SURETY FOR COSTS IN THIS CAUSE.

CHAMBLISS, BAHNER & STOPHEL, P.C.

BY _____
Gregory D. Willett (BPR No. 015734)
Liberty Tower, Suite 1700
605 Chestnut Street
Chattanooga, Tennessee 37450
Telephone: 423/756-3000
Facsimile: 423/265-9574
Attorneys for the Estate of Jon M. Randall

CHANCERY COURT OF HAMILTON COUNTY TENNESSEE }

Sworn to and subscribed before me

this 24th day of August, 2017.

ROBIN L. MILLER, CLERK & MASTER

By _____
Deputy Probate Clerk

17 AUG 24 AM 9:09
FILED
HAMILTON CO CLERK & MASTER

MASTER'S ORDER
PURSUANT TO T.C.A. § 16-16-201

From an examination of Petitioner and witnesses under oath it appears that the facts stated in the petition are true, the Will dated July 31, 2017 is the true and entire Last Will of Decedent, executed and proved according to law, and pursuant to T.C.A. § 16-16-201 the same is admitted to probate and recorded as the Last Will and Testament of Decedent for muniment of title to real estate and personal property pursuant to T.C.A. § 32-2-111.

This 24th day of August, 2017.

Robin L. Miller

ROBIN L. MILLER, CLERK & MASTER

STATE OF TENNESSEE}
Hamilton County }

I, ROBIN L. MILLER, Clerk and Master of the Chancery Court of said County, do hereby certify that the

FOREGOING SIX (6) PAGES CONTAINS A FULL, TRUE AND PERFECT COPY OF THE PETITION FOR PROBATE OF WILL FOR MUNIMENT OF TITLE MASTER'S ORDER AND IT'S EXHIBITED WILL IN THE MATTER OF THE ESTATE OF JON M. RANDALL, DECEASED, PROBATE FILE NO. 17-P-590, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of Said Court, at office in the City of Chattanooga, this 7th **day of** September **2017.**

ROBIN L. MILLER, CLERK & MASTER

BY: Anne Tucker
Deputy Probate Clerk