Karen Johnson Davidson County
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STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **LAST WILL AND TESTAMENT** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **19P-941**.

ESTATE OF JAMES E. WARD

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 18th day of July in the year Two Thousand and nineteen.

RICHARD R. ROOKER CIRCUIT COURT CLERK

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

19494.1

FILED
JUL 18 2019
RICHARD R. ROOKER, CLERK
By D.C.

WILL OF JAMES E. WARD

I, James E. Ward, a resident of Nashville, Davidson County, Tennessee, being of sound mind, do hereby make, publish, and declare this, my last Will and Testament, hereby revoking any and all my former Wills and Codicils made by me and declare this to be my Will. My wife is Maudie L. Ward.

I. NOMINATIONS

Section I. Executor. I nominate my, son, Karl A. Ward, as Executor of my estate. If he does not act, or if he ceases to act, I nominate my grand daughter Karla A. Ward, as Executrix.

I direct the Executor to pay all my funeral expenses, all my just debts, and the expenses of administration of my estate that are payable as a result of my death, as soon as practicable after my death.

I authorize and empower my Executor to manage and control any and all assets and any or all other things of value contained in my estate during the administration thereof.

The Executor shall have the power and authority to exercise those powers as presently enumerated in Tennessee Code Annotated §35-50-110 and as it may hereinafter be amended, exercisable without obtaining prior authority from any Court, to do any act that the Executor would have the right to do under applicable law or as the

absolute owner of property.

Section II. BOND. I direct that no bond be required of the Executor, nor any successor, nominated in this my Last Will and Testament.

II. CHILDREN AND GRANDCHILDREN

I have one child now living; namely: Karl A. Ward, his wife is Glenda Ward and his two (2) daughters are Karla Ward and Jasmine Ward.

I have two (2) other grand children who are the children of my deceased son, Clarence Rudolph; namely: Monico L. Rudolph and Omari M. Rudolph.

III. DECEASED CHILDREN

If my son Karl A. Ward, predeceases me, the interest that would have passed to him had he survived me is given by right of representation to his lineal descendants who survive me and my deceased son, Clarence Rudolph's lineal descendants who survive me by right of representation.

IV. ESTATE

I hereby give, devise, and bequeath my entire estate with the exception of real property listed below, with a Parcel ID number as 070 08 027.00 and Legal Description as PT LT 30 Haynies 2nd Free Silver & PT Resub Blk C Haynie FS 000 x 000, to my wife, Maudie L. Ward provided she shall survive me for ninety (90) days, any and all property, personal, mixed, tangible and intangible, of every kind and character, where ever said property is situated, belonging to me at the time of my death.

In the event my wife, Maudie L. Ward, and I shall die under circumstances in which there is no conclusive evidence as to who died first, I shall be presumed to have

died first.

The real property that I currently own as joint tenants with my wife, Maudie L. Ward is as follows:

1) Parcel ID 059 16 0 017.00 located at 2532 Whites Creek Pk, Nashville, TN 37207 with a mailing address as 601 Malta Drive, Nashville, TN 37207. Legal Description being Lot 17 Sec 1 Haynes Hgts 151 x 172 x IR.

I am the sole owner of the following real property and I hereby give, devise, and bequeath the following real property to my grandson Monico L. Rudolph provided he shall survive me for ninety (90) days:

1) Parcel ID 070 08 0 027.00 located at 0 Youngs Lane, Nashville, TN 37207. Legal Description being PT LT 30 Haynies 2nd Free Silver & PT Resub Blk C Haynie F S 000 x 000. Land Area 2.2 Acres

In the event my wife does not survive me, I hereby give, devise, and bequeath my entire estate, to my son, Karl A. Ward, provided he shall survive me for ninety (90) days, any and all property, personal, mixed, tangible and intangible, of every kind and character, where ever said property is situated, belonging to me at the time of my death.

In the event my son, Karl A. Ward, and I shall die under circumstances in which there is no conclusive evidence as to who died first, I shall be presumed to have died first.

V. RESIDUAL ESTATE

All the rest and remainder of the property which I may own at the time of my death is hereby designated as my residuary estate. I hereby give, devise and bequeath, the remainder of any and all residual property that I own at the time of my death, real, personal, mixed, tangible and intangible, of every kind and character, where ever said property is situated, to my wife, Maudie L. Ward, provided she shall survive me for ninety (90) days.

In the event my wife does not survive me, I hereby give, devise, and bequeath my residuary estate, to my son, Karl A. Ward, provided he shall survive me for ninety (90) days, any and all property, personal, mixed, tangible and intangible, of every kind and character, where ever said property is situated, belonging to me at the time of my death.

VI. BURIAL

It is my desire to be buried next to my wife at the Veteran's Cemetery in Nashville, Tennessee that is located near I-40 going toward Memphis off of Charlotte Pike.

VII. CONTESTED WILL

In the event of any of my grandchildren, and any and all other person or persons shall bring, maintain or participate in any proceeding to challenge or deny any of this Will, then the gift made to the person or persons who joined the proceedings or that portion of my estate that may pass to him or her, as a result of said proceedings, shall lapse and pass to my remaining grandchildren, equally, share-and-share-alike who did

not participate in the proceeding.

THIS MY LAST WILL AND TESTAMENT is typewritten on five (5) pages, including the attestation clause and signatures of witnesses, and is identified by my signature.

IN WITNESS THEREOF, I JAMES E. WARD, have hereby set my hand to this my Last Will and Testament and I declare and publish it as such in the presence of these witnesses at Nashville, Davidson County, Tennessee.

Dated May 2-07, 2007.

James E. Ward

JAMES E. WARD
TESTATOR

This instrument, consisting of five (5) typewritten pages was signed and published by the Testator as his Last Will and Testament in the presence of us, who, at Testator's request, in his presence, and in the presence of each other have signed our names as witnesses. We each certify that at the time of the execution of this Will, the Testator was mentally competent and acting voluntarily.

Elise M. Hooper
488 Lemont Dr #E-14
Nashville, TN 37216

Dated May 2, 2007.

Charisse Kendricks
101 Kiowa Trl
Madison, TN 37115

Dated May 2, 2007.

AFFIDAVIT OF WITNESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I MAKE OATH AND AFFIRM THAT:

1. The Testator, JAMES E. WARD, signed the foregoing Last Will and Testament on the date shown on this Will, and at the time of such signing, he informed me he signed it as his Last Will and Testament.

2. He signed this Will when I was in his sight and presence. Contemporaneously with the signing, he requested me to sign the Will as his attesting witness, which I did in the sight and presence of a second witness.

3. The Testator more than eighteen (18) years of age, and I am also more than eighteen (18) years of age.

4. In my judgment, the Testator is legally competent to make a Will.

Witness

Alice Hospedales, the above named witness, personally appeared before me, a Notary public, and who being duly sworn by me, deposes and says that the statements in the foregoing affidavit are true.

Sworn to and subscribed before me this 2nd, of May, 2007.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 14, 2009



AFFIDAVIT OF WITNESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I MAKE OATH AND AFFIRM THAT:

1. The Testator, JAMES E. WARD, signed the foregoing Last Will and Testament on the date shown on this Will, and at the time of such signing, he informed me he signed it as his Last Will and Testament.

2. He signed this Will when I was in his sight and presence. Contemporaneously with the signing, he requested me to sign the Will as his attesting witness, which I did in the sight and presence of a second witness.

3. The Testator more than eighteen (18) years of age, and I am also more than eighteen (18) years of age.

4. In my judgment, the Testator is legally competent to make a Will.

Charisse Kendricks
Witness

Charisse Kendricks, the above named witness, personally appeared before me, a Notary public, and who being duly sworn by me, deposes and says that the statements in the foregoing affidavit are true.

Sworn to and subscribed before me this 2nd, of May, 2007.

Alicia Hunt
Notary Public

My Commission Expires: MY COMMISSION EXPIRES: November 14, 2009

ALICIA HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY