STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 392168 WILL
04/27/2020 01:20:29 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200427-0043808

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 13 day of APRIL, 2020, in Docket Number 20P472, IN RE: JACKSON, MATTIE LEE, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 15 day of APRIL in the year 2020 and in the 243 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

EFILED 04/13/20 01:02 PM CASE NO. 20P472 Richard R. Rooker, Clerk

20P472

LAST WILL AND TESTAMENT
OF
MATTIE LEE JACKSON

FILED
APR 13 2020
By RICHARD R. ROOKER, Clerk
Deputy

Sheryl D. Guinn
Attorney At Law
215 Second Ave. North, Suite 102
Nashville, Tennessee 37201
Office: 615 474-2649
Fax: 1-866-241-0452
e-mail: sherylguinn@gmail.com

EFILED 04/13/20 01:02 PM CASE NO. 20P472 Richard R. Rooker, Clerk

LAST WILL AND TESTAMENT OF MATTIE LEE JACKSON

Introductory Clause. I, **MATTIE LEE JACKSON**, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils at any time heretofore made by me.

I am the widow of Joseph Jackson who passed away in 2003. I have not remarried. My children are Joe Edward Jackson, Barbara Jean Bailey, Shelly Ann North, and Irvin T. Jackson. I had one daughter that passed away as an infant shortly after she was born. She was named but that has been so long ago that I do not remember the name she was given. My son Joe Edward Jackson passed away in 2018.

Instructions on the Disposition of My Body. I do not have any instructions regarding the disposition of my body for this will. My family has instructions on the disposition of my body which I expect they will follow without the enforcement of this my Last Will and Testament

Direction to Pay Debts. I direct that all my legally enforceable debts, secured and unsecured, be paid as soon as practicable after my death.

ITEM I

Direction to Pay All Taxes from Residuary Estate. I direct that all estate, inheritance, succession, death or similar taxes (except generation-skipping transfer taxes) assessed with respect to my estate herein disposed of, or any part thereof, or on any bequest or devise contained in this my Last Will (which term wherever used herein shall include any Codicil hereto), or on any insurance upon my life or on any property held jointly by me with another or on any transfer made by me during my lifetime or on any other property or interests in property included in my estate for such tax purposes be paid out of my residuary estate and shall not be charged to or against any recipient, beneficiary, transferee or owner of any such property or interests in property included in my estate for such tax purposes.

ITEM IV

Specific Devise of Real Property. Upon my death I devise and bequeath that my executor shall sell my home at 1804 Cephas Avenue, Nashville, Davidson County, Tennessee and divide the proceeds from the sale equally to my surviving children Barbara Jean Bailey, Shelly Ann North, and Irvin T. Jackson. Should any of my children predecease me then their portion of my estate shall be redistributed among my surviving children. My children shall not be excluded as purchasers of my home, should any of my children choose to purchase my home they shall be given this opportunity.

My children Barbara Jean Bailey and Irvin T. Jackson have paid for repairs and or improvements to my home located at 1804 Cephas Avenue, Nashville, Davidson County, Tennessee. I want my children to be reimbursed for any expenses they have incurred for repairs and or improvements that they have made to my home. My children shall be reimbursed from

EFILED 04/13/20 01:02 PM CASE NO. 20P472 Richard R. Rooker, Clerk

the proceeds from the sale of the home; their reimbursement shall be issued before any disbursements of the proceeds are made. If there are any repairs and or improvements for which expenses have been incurred and the work is incomplete at the time of my death, then my children shall be reimbursed for any expenses incurred prior to my death and for any expenses incurred to complete this incomplete job after my death.

Specific Devise of Personal Property. I give and devise all of my personal property including but not limited to my clothes, jewelry, automobiles, contents of safe deposit boxes, safes, bank accounts, retirement accounts, and the remainder of my estate equally to my children surviving children Barbara Jean Bailey, Shelly Ann North, and Irvin T. Jackson. Should any of my children predecease me then the deceased child's portion shall be redistributed equally among the surviving children.

Naming the Executor, Executor Succession, Executor's Fees and Other Matters. The provisions for naming the Executor, Executor succession, Executor's fees and other matters are set forth below:

Naming an Executor. I hereby nominate, constitute and appoint as Executor of this my Last Will and Testament my son **Irvin T. Jackson** and direct that he shall serve without bond and without the requirement of filing an inventory or accounting.

Naming Individual Successor or Substitute Executor. If the Executor is for any reason unable or unwilling to serve in such capacity, then I nominate, constitute and appoint my daughter **Barbara Jean Bailey** as the alternate executor who shall fill the vacant position.

ITEM VI

Definition of Executor. Whenever the word "Executor" or any modifying or substituted pronoun therefore is used in this my Will, such words and respective pronouns shall include both the singular and the plural, the masculine, feminine and neuter gender thereof, and shall apply equally to the Executor named herein and to any successor or substitute Executor acting hereunder, and such successor or substitute Executor shall possess all the rights, powers and duties, authority and responsibility conferred upon the Executor originally named herein.

ITEM VII

Powers for Executor. By way of illustration and not of limitation and in addition to any inherent, implied or statutory powers granted to Executor generally, my Executor is specifically authorized and empowered with respect to any property, real or personal, at any time held under any provision of this my Will: to allot, allocate between principal and income, assign, borrow, buy, care for, collect, compromise claims, contract with respect to, continue any business of mine, convey, convert, deal with, dispose of, enter into, exchange, hold, improve, incorporate any business of mine, invest, lease, manage, mortgage, grant and exercise options with respect to, take possession of, pledge, receive, release, repair, sell, sue for, to make distributions or divisions in cash or in kind or partly in each without regard to the income tax basis of such asset, and in general, to exercise all the powers in the management of my Estate which any individual could exercise in

EFILED 04/13/20 01:02 PM CASE NO. 20P472 Richard R. Rooker, Clerk

the management of similar property owned in his or her own right, upon such terms and conditions that my Executor may seem best, and to execute and deliver any and all instruments and to do all acts which my Executor may deem proper or necessary to carry out the purposes of this my Will, without being limited in any way by the specific grants of power made, and without the necessity of a court order.

Moreover, the Executor shall be excused from filing an inventory or any interim or final accounting or otherwise making reports to any Court but shall make reports to the beneficiaries at least annually.

ITEM VIII

Discretion Granted to Executor in Reference to Tax Matters. My Executor as the fiduciary of my estate shall have the discretion, but shall not be required when allocating receipts of my estate between income and principal, to make adjustments in the rights of any beneficiaries, or among the principal and income accounts to compensate for the consequences of any tax decision or election, or of any investment or administrative decision, that my Executor believes has had the effect, directly or indirectly, of preferring one beneficiary or group of beneficiaries over others; provided, however, my Executor shall not exercise its discretion in a manner which would cause the loss or reduction of the marital deduction as may be herein provided. In determining the state or federal estate and income tax liabilities of my estate, my Executor shall have discretion to select the valuation date and to determine whether any or all of the allowable administration expenses in my estate shall be used as state or federal estate tax deductions or as state or federal income tax deductions.

Definitions of Family. The following definitions shall be used to define the family:

(1) **Definition of Children.** For purposes of this Will, "children" means the lawful blood descendant in the first degree of the parent designated. The terms "child," "children," "issue," "descendant" and "descendants" or those terms preceded by the terms "living" or "then living" shall include the lawful blood descendant in the first degree of the parent designated even though such descendant is born after the death of such parent.

ITEM IX

Simultaneous Death Provision Presuming Beneficiary Predeceases Testator. If any beneficiary and I should die under such circumstances as would make it doubtful whether the beneficiary or I died first, then it shall be conclusively presumed for the purposes of this Will that the beneficiary predeceased me.

Testimonium Clause. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this the 20th day of June, 2018.

Mattie Jackson
MATTIE LEE JACKSON

EFILED 04/13/20 01:02 PM CASE NO. 20P472 Richard R. Rooker, Clerk

Attestation Clause. The foregoing Last Will and Testament bearing on the margin the signature of the Testator, was this the 20th day of June, 2018, signed, sealed, published and declared by the Testator as and for his Last Will and Testament in our presence, and we, at his request and in his presence, and in the presence of each other, have hereunto subscribed our names as witnesses on the above date.

Attestator #1: [signature] of Nashville, Tennessee

Attestator #1 Print Name: Coy Williams

Attestator #2: Clyde Moody Jr. of Mullins, ~~Tennessee~~ South Carolina

Attestator #2 Print Name: Clyde Moody Jr.

EFILED 04/13/20 01:02 PM CASE NO. 20P472 Richard R. Rooker, Clerk

PROOF OF WILL

STATE OF TENNESSEE)
) Self-Proving Affidavit
COUNTY OF DAVIDSON)

We, **MATTIE LEE JACKSON**, and Cory Williams and Clyde Moody, Jr., the Testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the Testator signed and executed the instrument as his Last Will and Testament and that she had signed willingly (or willingly directed another to sign for her), and that she executed it as her free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Testator, and in the presence of each other, signed the Will as witness and to the best of our knowledge the Testator was at that time eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Mattie Lee Jackson
MATTIE LEE JACKSON

Cory Williams
Witness #1 Print Name

Witness #1 Signature

Clyde Moody Jr.
Witness #2 Print Name

Clyde Moody Jr.
Witness #2 Signature

Subscribed, sworn to, and acknowledged before me by **Mattie Lee Jackson**, the Testator and subscribed and sworn to before me by Cory Williams and Clyde Moody, Jr., witnesses, this the 20th day of June, 2018.

SHERYL D. GUINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public for Tennessee

My Commission Expires: September 7, 2020