STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 519602 WILL
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Fees: $32.00 Taxes: $0.00
20201120-0136985

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 24 day of APRIL, 2020, in Docket Number 20P547, IN RE: KUBAN, BETTIE JEAN, 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 30 day of OCTOBER in the year 2020 and in the 244 year of American Independence.

RICHARD R. ROOKER, Clerk,

[SEAL]

By: _____
Deputy Clerk

Copy

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20P547
FILED
APR 24 2020
RICHARD R. ROOKER, Clerk
By _____ Deputy

LAST WILL AND TESTAMENT
OF
BETTIE JEAN KUBAN

I, **BETTIE JEAN KUBAN**, being a resident of Davidson County, Tennessee, do make, declare and publish this my Last Will and Testament, hereby revoking all former Wills and Codicils.

ITEM I

I direct that all my lawful debts, including my funeral expenses and the costs of administration of my estate, be paid by my Executor as soon as practicable after my death. I further direct that my Executor pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this will or otherwise, as an expense of administration, without apportionment.

ITEM II

I bequeath to my granddaughter, Olivia Kuban, my 2003 Camry absolutely and in fee simple.

I bequeath to my granddaughter, Ella Kuban, my 1986 Oldsmobile, absolutely and in fee simple.

I bequeath to my granddaughters, Ashley VanDevender, Olivia Kuban, Ella Kuban, Amanda Kuban, and Trinity VanDevender, to be divided equally all my rings and all my jewelry, absolutely and in fee simple

Bettie Jean Kuban

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I bequeath to my niece, Michelle Porter, and my friend, Mary Lynn Glynn, all my clothing to be divided equally, absolutely and in fee simple.

I bequeath to my granddaughter, Olivia Kuban, my horse, Princess, to be given to her when she becomes 17 years old. Until that time, my horse, Princess, is to remain with Dawn Howell, who takes care of her at the present time.

I bequeath to my children, MARK A. KUBAN, KIMBERLY VANDEVENDER, AND ALBERT KUBAN, in equal shares, all of the rest and residue of my property, real, personal and mixed, in fee simple and absolutely, including any bonds or insurance on my life, not payable to any specific beneficiary.

If any named beneficiary does not survive me, their share is to be returned to the estate to be divided equally among the remaindermen. If any beneficiary under this Will contests this Will or any of its provisions, any share or interest in my estate given to this contesting beneficiary is revoked and shall be disposed of as if that contesting beneficiary had not survived me.

ITEM III

I hereby authorize my Executor to make deeds or bills of sale to the purchaser conveying titles to any and all property without the necessity of Court approval, and further authorize that my Executor perform without the necessity of placing a bond.

I direct pursuant to Tenn. Code Ann. § 31-2-103 that any interests in real property which I may own at my death be administered as part of my estate subject to the control of my personal representative, who shall have full power to grant, bargain,

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sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the sole discretion of my personal representative, without the approval or joinder of any beneficiary and without the necessity of any person or entity looking to the application of any proceeds that may or might result from any acts of my personal representative in the premises.

ITEM IV

I authorize my Executor or any alternate personal representative, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate, to exercise any and all the powers set forth in Tennessee Code Annotated Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied herein verbatim. These powers (as set out in said statute on the date of the execution of this will) are granted even should said statute be amended or repealed at the time of my death.

ITEM V

I appoint, my son, Albert Kuban, of Nashville, TN, to be the Executor of this my Last Will and Testament. I direct that no bond or other security be required of my said Executor for the faithful performances of ~~her~~ his duty as such. If my son is unable to serve or unwilling then I appoint my son, Mark Kuban to serve as my Executor.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my last will and testament, consisting of five (5) typewritten pages, and for the purpose of

Bettie Jean Kuban

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identification, I have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, at my request, on this the 15th day of April, 2010, at Nashville, Tennessee.

Bettie Jean Kuban

Signed, sealed, published and declared by the Testator, **Bettie Jean Kuban**, to be her last will and testament in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of said Testator and to the performance of the aforesaid act of execution at the place and on the date hereinabove set out.

WITNESSES:

Mark Bullard
Signature
Mark Bullard
Written Name
605 Seymour Dr
Dothan AL 36305
Address

Nancy A. Jay
Signature
Nancy A. Jay
Written Name
371 Wallace Rd. #121
Nashville, TN 37211
Address

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We, the undersigned, being first duly sworn, make Oath; that the Testator, Bettie Jean Kuban, on this the 15th day of April, 2010, declared and signified to us the foregoing signed said instrument to be her Last Will and Testament; that she then signed said instrument in our sight and presence; that we at her request and in her sight and presence and the sight and presence of each other, then subscribed our names thereto as attesting witnesses; that at the time of her execution of the foregoing instrument; Bettie Jean Kuban, was more than 18 years of age and we believed her to be of sound mind; that we, the undersigned, each being more than 18 years of age and under no legal disability now make and sign this Affidavit at the request of the Testator on the day and date above written.

Bettie Jean Kuban

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This Affidavit is made and written under the provisions of TCA 32-2-100, for the purpose of attaching the same to the Last Will and Testament of said Testator for proof as to the execution of said Will.

AFFIANT **AFFIANT**

Sworn to and subscribed before, me this the 15th day of April, 2010.

NOTARY PUBLIC
My Comm. Exp. 8-23-2011

SUZANNE ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

THIS DOCUMENT WAS PREPARED BY:
BECK & BECK ATTORNEYS, PLLC
4205 Gallatin Road
Nashville, TN 37216
(615) 226-9000

PAGE 5 OF MY LAST WILL AND TESTAMENT

Bettie Jean Kuhar