Karen Johnson Davidson County
Batch# 695637 WILL
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STATE OF TENNESSEE

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 27 day of SEPTEMBER, 2018, in Docket Number 18P1607, IN RE: GARNER, VIRGINIA E. ET.AL, 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 11 day of AUGUST in the year 2021 and in the 245 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

Copy

18P160

FILED
SEP 27 2018
RICHARD ROOKER, Clerk
By [illegible] Deputy

LAST WILL AND TESTAMENT OF

VIRGINIA E. GARNER

I, **VIRGINIA E. GARNER**, a citizen and resident of Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all other Wills or Codicils by me at any time made.

FIRST: I nominate and appoint my son, Samuel T. Garner, Jr., to serve as Executor without bond.

SECOND: I direct that all of my just debts, funeral expenses, costs of administration, and estate and inheritance taxes, if any, be paid as soon as practicable after my death. I have a savings and a checking account at First American National Bank and a savings account at Third National Bank. All such accounts are to be deemed as assets of my estate, with the funds available for the payment of debts and expenses, even though the names of one or both of my children may have been added to the accounts. Any balance from the accounts after the payment of all expenses shall be divided equally between my two children, Samuel T. Garner, Jr., and Angela Michelle Garner Harris.

THIRD: I own real estate at 1010 24th Avenue, North, Nashville, Tennessee, 37208. It was acquired by me and my husband as tenants by the entireties and became my sole property upon his death in 1980. I leave the said real estate to my son, Samuel T. Garner, Jr., as Trustee, subject to the following provisions. My said son shall have the right to continue to live in the premises, rent-free, for a period of time not to exceed three (3) years, during which time he shall be responsibile for keeping the property insured, taxes paid, and the property maintained, at his own expense.

Copy

At the end of the three-year period of time the Trustee shall have the option of selling the said real estate at such price and upon such terms has he deems reasonable, with the net proceeds of sale being divided equally between Samuel T. Garner, Jr., and Angela Michelle Garner Harris, or he may elect to have the property appraised at that time and by a qualified appraiser, after which upon paying Angela Michelle Garner Harris one-half of the appraised value, he shall become the sole owner of the property, free and clear of any trust.

FOURTH: All of the rest, residue and remainder of my estate, of whatsoever kind or nature, and wheresoever located, I give, devise, and bequeath in equal shares to my two children, Samuel T. Garner, Jr., and Angela Michelle Garner Harris. I leave it to their best judgment to make an equitable division between themselves of the household furnishings and other personal property which would have special meaning to them.

IN WITNESS WHEREOF, I have hereunto set forth my hand on this 19th day of February, 1992, and do publish and declare this to be my Last Will and Testament, in the presence of each and all of the subscribing witnesses, whom I have requested to act as such by signing the Attestation Clause and Affidavit below pursuant to the provisions of Tennessee Code Annotated, Section 32-2-110.

Virginia E. Garner
VIRGINIA E. GARNER

Signed and published in our presence, and we have subscribed our names hereto in the presence of the Testatrix and in the presence of each other on this 19th day of Feb., 1992.

George H. Cate, Jr.
WITNESS

Teresa G. Brown
WITNESS

Copy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

We, the undersigned, after first being duly sworn or affirming, make oath or affirm that the foregoing Last Will and Testament was signed by **VIRGINIA E. GARNER**, and at that time acknowledged, published and declared by her to be her Last Will and Testament, and in the sight and presence of us, the undersigned, and who at her request and in her presence and in the sight and presence of each other, have subscribed our names as attesting witnesses on this 19th day of Feb., 1992, and we further make oath or affirm that the Testatrix is of sound mind and disposing memory, and we believe her to be so, and did not appear under the influence of any person, and was more than 18 years of age; and that each of the attesting witnesses is more than 18 years of age.

George H. Cate, Jr.
WITNESS

Teresa J Brown
WITNESS

Sworn and subscribed before me this 19th day of February, 1992.

Christina L. Neeley
Notary Public

My commission expires:
11-21-92

This instrument prepared by: CATE & SETZER, ATTORNEYS
1101 Stahlman Building
Nashville, TN 37201
615/255-0354