Prepared by Steven G. Fuller, Attorney-at-Law

FILED 10-30-2020
ENTERED 11/4/2021
BOOK _____ PAGE _____
ELAINE B. BEELER, Clerk & Master

LAST WILL AND TESTAMENT OF NADER KADIVAR

I, Nader Kadivar, of Brentwood, Tennessee 37027, being of sound and disposing mind and memory, do make, publish and declare the following to be my Last Will and Testament, hereby revoking all Wills by me at any time heretofore made.

ARTICLE I

I direct my Executor hereinafter named, to pay all my funeral expenses, administration expenses of my estate, including inheritance and succession taxes, state or federal, which may be estate under the terms of this instrument, and all my just debts, excepting mortgage notes secured by mortgages upon real estate, from my residuary estate, without any apportionment thereof.

ARTICLE II

I hereby give, devise, and bequeath to Yanet Ivan Mata, all of my real property inclusive of dwellings, buildings, structures and land and all personal property located at 5012 Raywood Lane, Nashville, Tennessee 37211.

ARTICLE III

I hereby give, devise, and bequeath to my daughter Mina Kadivar the entirety of my business known as Sahand Auto, Incorporated located at 5220 Nolensville Road, Nashville, Tennessee 37211, inclusive of all dwellings, buildings, structures, land, assets, inventory, automobiles under repair, automobiles for sale, and all automobiles sold and accounts receivable of Sahand Auto, Incorporated.

Karen Johnson Davidson County
Batch# 705726 WILL
08/27/2021 09:44:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00



20210827-0115817

ARTICLE IV

STATE OF TENNESSEE
WILLIAMSON COUNTY
I, THE UNDERSIGNED CLERK & MASTER, DO HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL OF THIS INSTRUMENT FILED IN THIS CAUSE.
ELAINE B. BEELER, Clerk & Master

CHANCERY COURT SEAL WILLIAMSON CO. TN

I hereby give, devise, and bequeath to my daughter Roya Kadivar all of my real property inclusive of dwellings, buildings, structures and land and all personal property located at 310 Weaver Drive, Nashville, Tennessee 37217.

ARTICLE V

I hereby give, devise, and bequeath to my daughters Roya Kadivar, Mina Kadivar and Pegah Kadivar in equal shares, per stripes, the rest, residue and remainder of my estate, both real and personal, of whatsoever kind or character, and wheresoever situated.

ARTICLE VI

I hereby appoint Mina Kadivar as Executrix of this my Last Will and Testament. I hereby appoint, should Mina Kadivar be unable or unwilling to serve as Executrix of this my Last Will and Testament, Roya Kadivar, as the backup Executrix of this my Last Will and Testament. I hereby assert that my Executrix serving hereunder shall not be required to post bond and all accountings are hereby waived. My Executrix shall have all powers granted by Tennessee law and other relevant law(s) or provisions necessary and/or appropriate for the proper administration of my estate. Moreover, my Executrix shall be bound by any and all fiduciary duties under Tennessee law and held in strict compliance thereto. **Tenn. Code Ann. §35-15-816**



Page 3 of 4

Prepared by Steven G. Fuller, Attorney-at-Law

IN WITNESS WHEREOF, I have subscribed my name below, this, the 15 day of Nov, 2018.

Testator Signature: X Nader Kadivar
Nader Kadivar

We, the undersigned, hereby certify that the above instrument, which consists of four (4) typewritten pages, including the page(s) which contain the witnesses signatures, was signed in our sight and presence by **Nader Kadivar** (The Testator), who declared this instrument to be his Last Will and Testament and we, at his request and in his sight and presence, and in the sight and presence of each other, do hereby subscribe our names as witnesses on the date shown above.

Witness Signature: Presley M. Brown Jr.
Name: Presley M. Brown
Street: 2500 Murfreesboro Pike, Nashville, TN 37217 Suite 105
City:
State: Tennessee

Witness Signature: Jackson
Name: Salumeh Jackson
Street: 2500 Murfreesboro Pike Suite 105
City: Nashville
State: Tennessee

THE CHANCERY COURT OF WILLIAMSON CO. TN SEAL

Prepared by Steven G. Fuller, Attorney-at-Law

Before me, the undersigned Notary Public, personally appeared the undersigned, whose names are subscribed to the instrument to which this ***Affidavit*** is attached and after being duly sworn, declared to me that in their sight and presence of **Nader Kadivar** signed, declared and published the instrument to which this Affidavit is affixed or annexed as his Last Will and Testament and requested them to act as witnesses to its execution and to execute this Affidavit, that in his sight and presence and in the sight and presence of each other, each person signed the instrument as witnesses; and that **Nader Kadivar** was at that time 18 years of age or older, of sound mind and disposing memory, was fully capable of making a will and was under no duress, compulsion, or constraint.

Subscribed and sworn to before me this the 15th day of December, 2018.

NOTARY PUBLIC: _____

My commission expires: 1-24-2021

CHRISTOPHER S CORNWELL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THE CHANCERY COURT SEAL WILLIAMSON CO. TN