Karen Johnson Davidson County
Batch# 809877 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 25 day of AUGUST, 2021, in Docket Number 21P789, IN RE: FORGES, SARAH R. 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 23 day of FEBRUARY in the year 2022 and in the 245 year of American Independence.

RICHARD R. ROOKER, Clerk,

By: _____
Deputy Clerk

[SEAL]

RICHARD R. ROOKER CIRCUIT COURT CLERK

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21P789

UPKINSLAW

FILED
AUG 25 2021
RICHARD R. ROOKER, Clerk
By _____ Deputy

Last Will & Testament

of
SARAH R. FORGES

DATED: JANUARY 31, 2019

Prepared by:
Ashley L. Upkins, Esq.
Upkins Law, PLLC
424 Church Street, Suite 2000
Nashville, TN 37219
Office (615) 651-7451
Fax (615) 651-7301

Initial: Sarah R. Forges

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I, SARAH R. FORGES, a resident of and domiciled in Davidson County, Tennessee, make, publish and declare this to be my Last Will and Testament, revoking all wills and codicils at any time herefore made by me.

FIRST: I appoint my longtime friend and person I regard like a grandson, Victor Hannah, to be the Executor of this my last will and testament. If said Executor shall predecease me or for any reason shall fail to qualify as Executor hereunder (or having qualified, dies or resigns), then in such event I appoint my granddaughters, LaKeisha Tyson, Sarah LeAnn Tyson Newby and Alisa Tyson McKissack as Substitute Co-Executors hereunder. I direct that no bond, accounting or other security be required of my Executor or Substitute Co-Executors for the faithful performance of their duties as such. Nothing herein, however, shall be construed as limiting the right of my Executor or Substitute Co-Executors to seek a judicial settlement of any account.

SECOND: I grant to my Executor/Substitute Co-Executors all powers conferred on Executors under Tennessee Code Annotated Section 35-50-110, as amended, or any successor thereto, and all powers conferred upon Executors wherever my Executor/Substitute Co-Executors may act. I also grant to my Executor/Substitute Co-Executors power to retain, sell at public or private sale, exchange, grant options on, invest and reinvest, and otherwise deal with any kind of property, real, or personal, for cash or on credit; to borrow money and encumber or pledge any property to secure loans; to exercise all powers of an absolute owner of property; to compromise and release claims with or without consideration; and to employ attorneys, accountants and other persons for service or advice.

THIRD: I hereby give, devise, and bequeath to my biological children, Theodore Roosevelt Townsend III, Eleanor Ann Tyson-Bass and LeVenta Conchita Cook, vesting in each of them individually, a life estate in my real property and lot commonly known as 1515 Paris Avenue, Nashville, Tennessee 37212, Legal Description: PT LOTS 56 & 57 VICTORIA PLACE, Legal Reference: 20160316-0024755. Upon the death of my last surviving biological child, I hereby give, devise, and bequeath all of my right, title, and interest in fee simple in the aforementioned real property and such shall then be divided equally between Matthew Edwards, Theodore R. Townsend IV, Tenisha Townsend, Tremaine Townsend and Sarah LeAnn Tyson Newby.

I hereby give, devise, and bequeath to LaKeisha Tyson, Sarah LeAnn Tyson Newby, Alisa Tyson McKissack and Victor Hannah, if they shall survive me, all of my right, title, and interest in and to my real property and lot commonly known as 1235 Youngs Lane, Nashville, Tennessee 37218, Legal Description: LOT 3 FORGES SUBDIVISION 069X121, Legal Reference: 00009613-0000066.

I hereby give, devise, and bequeath to my biological daughter, Eleanor Ann Tyson-Bass, a life estate in my real property and lot commonly known as 1237 Youngs Lane, Nashville, Tennessee 37218, Legal Description: LOT 2 FORGES SUBDIVISION, Legal

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Reference: 00009613-0000066. Upon the death of Eleanor Ann Tyson-Bass, I hereby give, devise, and bequeath all of my right, title, and interest in fee simple in the aforementioned real property and such shall then be divided equally between LaKeisha Tyson, Sarah LeAnn Tyson Newby and Alisa Tyson McKissack.

I hereby give, devise, and bequeath to my biological daughter, LeVenta Conchita Cook and my granddaughter Alisa Tyson McKissack, a life estate in my real property and lot commonly known as 2602 Buena Vista Pike, Nashville, Tennessee 37218, Legal Description: LOT 1 FORGES SUB 074X190, Legal Reference: 00009365-0000278. Upon the death of LeVenta Conchita Cook and Alisa Tyson McKissack, I hereby give, devise, and bequeath all of my right, title, and interest in fee simple in the aforementioned real property to MaKyah Stinson.

FOURTH: I direct that the cost of my last illness and funeral expenses including but not limited to expenses of the administration of my estate, and all estate, inheritance and similar taxes payable with respect to property included in my estate, whether or not passing under this will, and any interest or penalties thereon, shall be paid by my Executor/Substitute Co-Executors, out of my residual estate without apportionment and with no right of reimbursement from any recipient of any such property.

FIFTH: I have separately instructed my daughter, Eleanor Ann Tyson-Bass, to pay the amount of ten-thousand dollars ($10,000.00) to Zion Missionary Baptist Church located at 420 Weakley Avenue, Nashville, Tennessee 37207 out of my personal bank account. All other money and proceeds in my bank accounts shall be paid pursuant to the beneficiary and/or joint account owner listed on the account at the time of my death.

SIXTH: All the rest, residue and remainder of the property that I may own at the time of my death I devise and bequeath to Theodore Roosevelt Townsend III, Eleanor Ann Tyson-Bass and LeVenta Conchita Cook my children, in equal shares, share and share alike, in fee simple, per capita, or my children's heirs should that child not survive me. If they shall not survive me, then I devise and bequeath my entire residuary estate to Victor Hannah.

SEVENTH: If any property of my estate vests in absolute ownership in a minor or incompetent, my Executor/Substitute Co-Executors, at any time and without court authorization, may: distribute the whole or any part of such property to the beneficiary; or use the whole or any part for the health, education or other legal representative of the beneficiary, or to a custodian for the beneficiary under any gifts to minors or transfers to minors act, or to the person or persons with whom the beneficiary resides. Evidence of any such distribution or the receipt therefore executed by the person to whom the distribution is made shall be a full discharge of my Executor/Substitute Co-Executors from any liability with respect thereto, even though my Executor/Substitute Co-Executors may be such person. If such beneficiary is a minor, my Executor/Substitute Co-Executors may

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defer the distribution of the whole or any part of such property until the beneficiary attains the age of twenty-one (21) years and may hold the same as a separate fund for the beneficiary with all of the powers described in Article Two ("SECOND") hereof. If the beneficiary dies before attaining said age, any balance shall be paid and distributed to the estate of the beneficiary.

EIGHT: I direct that for purposes of this will a beneficiary shall be deemed to predecease me unless such beneficiary survives me by more than thirty (30) days.

Initial: Sarah R. Forges

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IN WITNESS WHEREOF, I, SARAH R. FORGES, sign my name and publish and declare this instrument that is **five** (5) pages as my Last Will & Testament this 31st **day of** January **2019.**

Sarah R. Forges
SARAH R. FORGES

The foregoing instrument was signed, published and declared by **SARAH R. FORGES** the above-named Testator, to be her last will and testament in our presence, all being present at the same time, and we, at her request and in her presence and in the presence of each other, have subscribed our names as witnesses on the date above written.

Bobby J. Bass
Witness Signature

Bobby Bass
Witness Printed Name
1237 Young's Lane Nash TN 37218
Witness Address

Witness Signature

Tamela Woode
Witness Printed Name
424 Church St. Ste 2000
Witness Address Nashville, TN 37219

Initial: Sarah R. Forges

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AFFIDAVIT

We, Bobby Bass and Tamela Woodie, the undersigned, being first duly sworn, do hereby declare to the undersigned authority that the Testator, **SARAH R. FORGES**, signed and executed said instrument as her Last Will and Testament in the presence and hearing of the witnesses, and that she had signed willingly, and that she executed it as her free and voluntary act and deed for the purposes therein expressed, and that each of the witnesses at the request of the Testator, in the presence and hearing of the Testator and each other, signed the will as witness and that to the best of the witness's knowledge the Testator was at the time at least eighteen years of age, of sound mind and under no constraint, duress, fraud or undue influence.

Sarah R. Forges
SARAH R. FORGES, Testator

Bobby Bass, **Witness Printed Name**

Bobby J. Bass, **Witness Signature**

Tamela Woodie, **Witness Printed Name**

_____, **Witness Signature**

Subscribed, sworn to and acknowledged before me by the said **SARAH R. FORGES,** Testator and subscribed and sworn to before me by the said Bobby Bass and Tamela Woodie as witnesses, this 31st day of January, 2019.

2/4/2019
My Commission Expires

NOTARY PUBLIC

ASHLEY L. UPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Initial: Sarah R. Forges