Karen Johnson Davidson County
Batch# 875023 WILL
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Fees: $37.00 Taxes: $0.00
20220621-0070606

STATE OF TENNESSEE

I, RICHARD R. ROOKER, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the **LAST WILL & TESTAMENT** heretofore assigned to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. **22P551.**

ESTATE OF: MARTHA ELAINE O'BRIEN

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the 2nd day of June in the year Two Thousand and twenty-two.

RICHARD R. ROOKER, Clerk

By: _____
Deputy Clerk

COPY

EFILED 06/02/22 10:37 AM CASE NO. 22P551 Richard R. Rooker, Clerk

22P551

FILED
JUN 02 2022
RICHARD R. ROOKER, CLERK
by

LAST WILL AND TESTAMENT

OF

MARTHA ELAINE O'BRIEN

I, Martha Elaine O'Brien, of Davidson County, Tennessee, do make, declare and publish this my Last Will and Testament, hereby revoking all former Wills and Codicils heretofore made by me.

ITEM I

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

ITEM II

I bequeath to my husband, Lowell Hillard O'Brien, if he shall survive me, all of my clothing, jewelry, personal effects, automobiles, together with any policies of insurance thereon, and all other tangible property owned by me at the time of my death. If my said husband shall not survive me, then I make the following specific bequests:

A. To my daughter, Theresa Williams, the dining room table, chairs and hutch and the drop leaf desk.

B. To my granddaughter, Kristan Wilson, the round, walnut end table.

Martha O'Brien

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ITEM III

In the event my husband, Lowell Hillard O'Brien, shall not survive me, I will and direct that, after my children and grandchildren, have been given all items of personal property they so desire, my Exectrix place my real property located at 518 Marthona Road, Madison, Tennessee, on the market for sale. The net proceeds from said sale, after costs and expenses of sale, shall be divided between my children, Rhonda Finchum, Theresa Williams, and Russell O'Brien, equally, share and share alike or their issue *per stirpes.*

ITEM IV

If my said husband shall not survive me, then I devise and bequeath my entire residuary estate to our three children, Rhonda Finchum, Theresa Williams, and Russell O'Brien, each to take a one-third portion of all the rest, residue and remainder of the property which I may own at the time of my death, in equal shares, share and share alike, to be theirs in fee simple or fee absolute forever, or to the issue, *per stirpes,* of the said children, if they shall have predeceased me leaving issue.

If any said child of mine or my husband's shall predecease me, the share of such child shall be divided among those children of ours surviving, or the issue who have died leaving issue, *per stirpes.*

ITEM V

I authorize my Executrix, or any alternate personal representative, in the exercise of their reasonable discretion, with respect to all property, real and personal, at any time for me or part of my estate, to exercise any and all the powers set forth in *Tennessee Code Annotated,* Section 35-

Martha O'Brien

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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 VI

I appoint my daughter, Rhonda Finchum, to be the Executrix of this my Last Will and Testament. If my said Executrix shall predecease me or for any reason shall fail to qualify as Executrix, hereunder or having qualified, shall die or resign, then in such event I appoint my daughter, Theresa Williams, as alternate Executrix hereunder. I direct that no bond or other surety be required of my said Executrix or alternative Executrix for the faithful performance of their duties as such.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and the preceding two (2) typewritten pages, and for the purposes of identification, I have signed each such page at the bottom thereof, all in the presence of the persons witnessing it, and at my request, on this the 11th day of February 2015, at Nashville, Tennessee.

Martha O'Brien

MARTHA ELAINE O'BRIEN
Testator

Martha O'Brien

202206210070606

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Signed, sealed, published and declared by the Testatrix, Martha Elaine O'Brien, 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 Testatrix, and to the performance of the aforesaid act of execution at the place and on the date here and above set out.

WITNESSES:

NAME	219 2ND Avenue North, Ste. 300, Nashville, TN 37201 **ADDRESS**
NAME	219 2nd Avenue North, Ste. 300, Nashville, TN 37201 **ADDRESS**

COPY

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AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned persons, after first being duly sworn according to law, depose and say:

1. That we are adult citizens and residents of the states listed by our respective signatures of the Will described here and below.

2. That we witnessed the execution of the Last Will and Testament of Martha Elaine O'Brien, dated the 11th day of February, 2015, to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testator, and in accordance with the provision of *Tennessee Code Annotated*, Section 32-2-110.

3. That our signatures are affixed to said Will, we have signed or affixed the same at the instance and the request of the Testatrix, and in her presence, and in the presence of each other, at the place and on the date recited in said Will.

4. That the testatrix signed said paper writing as and for this Will in our sight and presence.

5. That at the time we witnessed said Will, the Testatrix was, in our opinion, of sound mind.

Joshua G. McDonald
WITNESS

Rachel Dehoty
WITNESS

Sworn to and subscribed
before me this 11th day
of February, 2015.

Melissa Morgan
NOTARY PUBLIC

My Commission Expires: 3/7/17

MELISSA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2017

THIS WILL HAS BEEN PREPARED BY:
D. SCOTT PARSLEY
Attorney at Law
219 Second Avenue North, Suite 300
Nashville, Tennessee 37201
615-244-8118

Tennessee Certification of Electronic Document

I, Jonathan Boggus, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 2, 2022 (date of document).

Affiant Signature

6/15/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15th day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

