Karen Johnson Davidson County
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FILED
CLERK & MASTER ROBERTSON CO. TN
DEC 19 2022
AT 3:00 O'CLOCK P M
JON T. GRAVES
BY:

LAST WILL AND TESTAMENT

OF

SYLVIA A. GAINOUS

I, SYLVIA A. GAINOUS, of Robertson County, Tennessee, being of sound mind and disposing memory, do make, declare and publish this my Last Will and Testament, hereby revoking all former wills and codicils to wills heretofore made by me.

ARTICLE I

I direct that all of my just debts, including my funeral expenses and the costs of administration, be paid out of my general estate by my executor or executrix as soon as practicable after my death. To this end, I authorize my executor or executrix to sell any of my property, real, personal or mixed, and to execute all conveyances necessary to effectuate such sale. I expressly authorize my executor or executrix to make distributions in-kind. I expressly authorize my executor or executrix, in his or her discretion, to use insurance proceeds payable to my estate to satisfy any debts or taxes of my estate. All inheritance and estate taxes assessable by reason of my death shall be discharged by my estate without charge or apportionment against any beneficiary of assets whether passing under this Last Will and Testament or otherwise.

ARTICLE II

If, at the time of my death, I shall have prepared a written statement or list disposing of specific items of tangible personal property, whether written before or after the execution of this Last Will and Testament, I direct that such statement or list govern the division or distribution of such items of tangible personal property.

CHANCERY COURT ROBERTSON CO. TN

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, Jon T. Graves, CLERK and MASTER of the Sylvia A. Gainous
certify that this is a true and correct copy of
the original of this instrument filed in this cause
Last Will and Testament of Sylvia Gainous - CH22-CV-515

This 29 day of December, 2022
JON T. GRAVES, CLERK and MASTER

By: Sonya Henry

ARTICLE III

I hereby give, devise and bequeath to my husband, Jesse N. Gainous, all of my remaining property, real, personal or mixed, that I have and any interest in any remaining property, real, personal or mixed, that I may acquire.

Should my husband, Jesse N. Gainous, predecease me in death, I hereby give, devise and bequeath to the following persons the specific property as follows:

- To my son, James H. Gainous, *per stirpes*, (i) my house and lot at 2335 Old Greenbrier Pike, Greenbrier, Tennessee, (ii) my interest in the farm located on James Stone Road, Cedar Hill, Tennessee, together with all equipment, improvements and stock located thereon, (iii) my 1997 Ford F250, and (iv) my 1980 Cadillac convertible.

- To my daughter, Julia A. Warren, *per stirpes*, (i) my house and lot located at 105 Shannon Lane, Springfield, Tennessee; (ii) my house and lot located at 400 Cumberland Avenue, Madison, Tennessee, (iii) the vehicle that I use at the time of my death, excluding the two vehicles above to James, and (iii) my purely personal tangible items.

- To my children, James H. Gainous and Julia A. Warren, *per stirpes*, in equal shares, all of my remaining property, real, personal or mixed, that I have and any interest in any remaining property, real, personal or mixed, that I may acquire.

Sylvia A. Gainous
SYLVIA A. GAINOUS

ARTICLE IV

In the event that any beneficiary under this Last Will and Testament has not reached majority or is deemed incompetent, his or her parent or lawfully-appointed guardian (in the event of minority) or conservator (in the event of incompetency) shall administer the property received hereunder for that person's sole benefit.

ARTICLE V

I hereby nominate, constitute and appoint my son, James H. Gainous, as Executor of my estate. Any lawfully-appointed successor personal representative shall act under the same terms and conditions as set out herein. I direct that no bond or other security shall be required of my said executrix or executor for the faithful performance of their duties as such and that they shall not be required to file an inventory nor accounting of my estate. My executrix or executor furthermore shall be authorized to make distributions and/or dispositions (including any disposition of real property) from my estate during administration without prior court approval. For his or her services as executor or executrix, my personal representatives shall receive reasonable compensation for the services rendered and reimbursement for reasonable expenses.

ARTICLE VI

If any beneficiary and I should die under such circumstances as would make it doubtful whether the beneficiary or I died first, then it shall be conclusively presumed for the purposes of this Last Will and Testament that the beneficiary predeceased me.

Sylvia A. Gainous
SYLVIA A. GAINOUS

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament at Greenbrier, Tennessee, on this the 21 day of September, 2017.

Sylvia A. Gainous
SYLVIA A. GAINOUS

Sylvia A. Gainous
SYLVIA A. GAINOUS

Signed, sealed, published and declared by the Testator, **SYLVIA A. GAINOUS**, to be her Last Will and Testament in the presence of us the undersigned, who at her request and in her sight and presence and in the presence of each other have 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 herein set out.

WITNESS

WITNESS

SYLVIA A. GAINOUS

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Raymond M Ames and Sean Brooks, being duly sworn, make oath that they are the witnesses to the Last Will and Testament of **SYLVIA A. GAINOUS**, being dated on the 21 day of September, 2017, that at the time of the signing of said document, they and the Testator were more than eighteen (18) years of age, that said document was signed by **SYLVIA A. GAINOUS** in their presence, and that they, at the request of the Testator, and in their sight and presence and in the sight and presence of each other, subscribed their names as witnesses to said document and in their opinion the Testator, **SYLVIA A. GAINOUS**, was at the time of sound mind and disposing memory, and that said Will was entered into without undue influence or coercion.

Raymond M Ames
WITNESS

WITNESS

Sworn to and subscribed before me,

this 21 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 12/18/17

JOSH HANKINS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 18, 2017

Sylvia A. Gainous
SYLVIA A. GAINOUS