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FILED
WILLIAMSON COUNTY
CLERK & MASTER
2019 APR -4 AM 8:47

FILED FOR ENTRY

LAST WILL AND TESTAMENT

OF

KEITH DOUGLAS BAILEY

Karen Johnson Davidson County
Batch# 1038979 WILL
08/16/2023 01:23:03 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20230816-0063890

I, **KEITH DOUGLAS BAILEY,** a resident of Williamson County, Tennessee, do publish and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

ARTICLE I.

PAYMENT OF DEBTS AND TAXES

I desire and direct that all my funeral expenses, expenses of administration of my estate, inheritance, or like taxes that may be imposed by reason of my death, and that all of my debts, except for debts secured by deeds of trust on real property, be paid by my Executor without proration among the several beneficiaries as soon as practicable after my death. Further, anything hereinabove to the contrary notwithstanding, I direct that in the discretion of my Executor any indebtedness secured by a mortgage, lien, or pledge on any real property passing under this Will, by operation of law or otherwise, by reason of my death, shall not be charged to or paid from my estate but that the devisee, legatee, or joint owner taking by survivorship or beneficiary shall take such property subject to all encumbrances thereon at the time of my death; unless my Executor elects to treat such

Keith Douglas Bailey
TESTATRIX

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.
Kelsey Brewer, D.C.
JAKOB E. SCHWENDIMANN, Clerk & Master

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THE CHANCERY COURT SEAL WILLIAMSON CO. TN

encumbrances, in whole or in part, as obligations of my estate.

ARTICLE II.

WRITTEN MEMORANDUM

I may, subsequent to the execution of this Will, prepare a separate writing, written in my own handwriting, signed and dated by me, addressing the distribution of certain items of my personal property, describing the items and legatees with reasonable certainty. If I prepare such a writing, I will keep it with this my Last Will and Testament. If my Executor finds such a writing, it is my desire that the wishes expressed in such a writing be carried out. If no separate writing is found by my Executor within sixty (60) days after my Executor's qualification as such, it shall be presumed that no separate writing exists and any subsequently discovered separate writing or liste shall be ignored. Unless expressly provided otherwise in such a writing, any gift therein is to be contingent upon my owning the item or items described at the time of my death and upon the designated recipient thereof surviving me. If any person named in such writing predeceases me, then that bequest made to such person shall lapse and, therefore, become null and void. It is my express intent that such writing be used only as instructions for the disposition of certain personal property by my Executor, and in no way or manner is such writing to be construed as a Last Will and Testament drafted subsequent to this my true Last Will and Testament.

Douglas
Keith D. Baird
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ARTICLE III.

SPECIFIC DEVISE OF PROPERTY

I give and devise my interest in the property located at 519 Meadowlark Lane, Brentwood, Williamson County, Tennessee, also known as Lot Number 0017, Country Club Estates, to my wife, PATRICIA ANN BAILEY, to be hers absolutely and in fee. Should my wife, PATRICIA ANN BAILEY, predecease me, I then given and devise my interest in and to this real property equally to my son, KENNETH DOUGLAS BAILEY, and daughter, KARMAN DOLORUS BAILEY, to be theirs absolutely and in fee. If either of these beneficiaries shall predecease me, then their interest in said property shall pass to the remaining beneficiary who is living at my death.

ARTICLE IV.

RESIDUARY ESTATE

All of the rest, residue, and remainder of my property, of all kinds, personal and real, tangible and intangible, of whatsoever nature and wheresoever situated and without limitation, of which I shall die seized and possessed of or which I may become entitled to dispose of at the time of my death, including all life insurance payable to my estate, and including all lapsed legacies, bequests, and devises, I hereby give, devise and bequeath my residuary estate equally to my son, KENNETH DOUGLAS BAILEY, and my daughter, KARMAN DOLORUS BAILEY, to be theirs absolutely and in fee, *per stirpes*.

Keith Douglas Bailey
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ARTICLE V.

POWERS OF FIDUCIARIES

I authorize my Executor in the exercise of a reasonable discretion with respect to all property, real or personal, at any time forming a part of my estate, to exercise any and all the powers set forth in Section III, of Chapter 110 of the Tennessee Code Annotated, §35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference as fully as if copied verbatim. These powers as set out in said statute on the date of the execution of this Will are granted, notwithstanding that said statute may be amended hereafter or repealed at the time of my death. Without in any way intending to limit the generality of the foregoing, I hereby grant to my Executor the continuing, absolute, discretionary power to deal with my property, real or personal, as freely as I might in handling my own affairs. Such power may be exercised independently and without the prior or subsequent approval of any Court or judicial authority, and no person dealing with the Executor shall be required to inquire into the propriety of any of his actions. Without in any way limiting the generality of the foregoing, I hereby grant to my Executor the following specific powers and authority in addition to and not in substitution of the powers conferred by law: to sell, exchange, transfer and convey any security or property, real or personal, and held in my estate, at public or private sale, at such time and price and upon such terms and conditions as the Executor may determine. I specifically authorize the

Keith Douglas Bassett

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Executor to use any life insurance proceeds that may be payable to my estate for the purpose of paying my funeral expenses, and expenses of administration of my estate, and any estate, inheritance, or like taxes that may be imposed by reason of my death. Such insurance proceeds, however, shall be free from the claims of all creditors, except to the extent my Executor deem it desirable to pay such claim from this source.

My Executor shall have the specific powers to sell, mortgage, rent or otherwise enter into any transaction involving real estate I may own at the time of my death, which I hereby entitle my Executor to administer along with all my other assets.

ARTICLE VI.

APPOINTMENT OF FIDUCIARIES

I appoint my son, KENNETH DOUGLAS BAILEY, to be the Executor of this my Last Will and Testament. If my son, KENNETH DOUGLAS BAILEY, shall predecease me or for any reason shall fail to qualify as Executor hereunder, or having qualified, shall die or resign, then in such event I appoint my daughter, KARMAN DOLOROUS BAILEY LANE, to act as the Alternate Executor. (All references in this Will to "Executor" shall apply equally to "Executrix".)

I direct that no bond or other security shall be required of the above named fiduciaries for the faithful performance of their duties and waive the filing of an inventory and all accountings except for the annual status report which may be required to be made

Keith Douglas Bailey
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to the Clerk of the Court. If, notwithstanding this direction, a bond is required by law, it is requested and directed that no sureties be required thereon. I further direct that my Executor be paid a reasonable fee for their services rendered to my estate and to any trusts which may be created hereunder.

IN WITNESS WHEREOF, I have hereunto set my hand this 4 day of September, 2018, and do publish and declare this as my Last Will and Testament, in the presence of each and all the subscribing witnesses who I have requested to act as such by signing their names as attesting witnesses in my presence and in the presence of each other.

Keith Douglas Bailey
KEITH DOUGLAS BAILEY

We do hereby bear witness that the foregoing was signed by the said KEITH DOUGLAS BAILEY as and for his Last Will and Testament, in the presence of us, the undersigned, who at his request and in his presence and in the presence of each other, having subscribed our names hereto as attesting witnesses to the execution of this Will on the day and date above written.

Patricia A. McDade
Patricia A. McDade

227 Bridge Street
Franklin, Tennessee 37064

Keith Douglas Bailey
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Robert H. Hassell

227 Bridge Street
Franklin, Tennessee 37064

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Patricia A. McDade and Robert H. Hassell, being first duly sworn, make oath that they served as witnesses to the Last Will and Testament of KEITH DOUGLAS BAILEY dated the 4th day of September, 2018; that they have examined the attached paper writing and state that it was executed by the said KEITH DOUGLAS BAILEY, as and for his Last Will and Testament, in the presence of the affiants, who at his request and in his presence and sight and in the presence and sight of each other subscribed their names thereto as attesting witnesses; that said Last Will and Testament of KEITH DOUGLAS BAILEY was executed on the day it bears date and that at the time of the execution thereof, the said KEITH DOUGLAS BAILEY was of sound and disposing mind and memory and was more than eighteen (18) years of age.

Keith Douglas Bailey
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This Affidavit is being given at the request of the Testator.

Patricia A. McDade

Robert H. Hassell

Sworn to and subscribed before me on this 4th day of September, 2018.

(Seal)

MARY PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 2/6/2022

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Keith Douglas Bailey
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