EFILED 10/04/23 11 25 ... CASE NO ... Joseph P. Day, Clerk

23P1487

UPKINSLAW

FILED
OCT 04 2023
By JOSEPH P. DAY Clerk

Last Will & Testament

of

AUDREY JEAN BEGEMAN

DATED: January 7, 2020

Karen Johnson Davidson County
Batch# 1063429 WILL
10/20/2023 01 25 18 PM 6 pgs
Fees $32 00 Taxes $0 00
20231020-0082513

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

AYB
Initial: Audrey Jean Begeman

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Last Will & Testament of Audrey Jean Begeman

FILED
OCT 04 2023
JOSEPH P. DAY, Clerk
By

I, AUDREY J. BEGEMAN, 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 previously made by me.

FIRST: I appoint my daughter, Brenda J. Begeman, to be the Executrix of this my Last Will and Testament. If said Executrix shall predecease me or for any reason shall fail to qualify as Executrix hereunder (or having qualified, dies or resigns), then in such event I request that the appropriate court of Davidson County, Tennessee appoint a Substitute Executor. I direct that no bond, accounting or other security be required of my Executrix or Substitute Executor for the faithful performance of their duties as such. Nothing herein, however, shall be construed as limiting the right of my Executrix or Substitute Executor to seek a judicial settlement of any account.

SECOND: I grant to my Executrix/Substitute Executor 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 Executrix/Substitute Executor may act. I also grant to my Executrix/Substitute Executor 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 daughter, Brenda J. Begeman, if she shall survive me, all of my right, title, and interest in and to my real property and lot commonly known as 400 Foothill Drive, Nashville, Tennessee 37217, with the legal description of LOT 1 HILL N DALE ACRES, in fee simple. If my daughter Brenda J. Begeman, shall not survive me, then, I hereby give, devise and bequeath 400 Foothill Drive, Nashville, Tennessee 37217, to Our Savior Lutheran Church, presently located at 5110 Franklin Pike, Nashville, Davidson County, Tennessee 37220, in fee simple.

FOURTH: I give all my tangible personal property, and all policies and proceeds of insurance covering such property, to my daughter, Brenda J. Begeman. If my daughter, Brenda J. Begeman, shall not survive me, I give that property to Our Savior Lutheran Church, presently located at 5110 Franklin Pike, Nashville, Davidson County, Tennessee 37220 in fee simple. My Executrix/Substitute Executor may pay out of my estate the expenses of delivering the tangible property to the beneficiaries of my estate.

AJB
Initial Audrey Jean Begeman

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FIFTH: I give and devise any cash, checks, notes or promissory notes that may belong to me at the time of my death to my daughter, Brenda J. Begeman. If she does not survive me, I give that property to Our Savior Lutheran Church, presently located at 5110 Franklin Pike, Nashville, Davidson County, Tennessee 37220 in fee simple.

SIXTH: I direct my Executrix/Substitute Executor to notify all financial entities of my death and arrange for distribution of any gift of funds deposited in accordance with the terms and conditions of the account(s) therewith. The Executrix/Substitute Executor shall distribute all my funds held in a banking account, life insurance policy, annuity, retirement account and the like in accordance with the beneficiary designation on said banking account, life insurance policy, annuity, retirement account and the like.

SEVENTH: 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 Executrix/Substitute Executor out of my residual estate without apportionment and with no right of reimbursement from any recipient of any such property.

EIGHTH: If my daughter, Brenda J. Begeman, and I shall die under such circumstances that the order of our deaths cannot be readily ascertained, my daughter, Brenda J. Begeman, shall be deemed to have predeceased me. 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.

NINTH: All the rest, residue and remainder of the property that I may own at the time of my death, I devise and bequeath to my daughter, Brenda J. Begeman, if she shall survive me. If my daughter, Brenda J. Begeman, shall not survive me, then I devise and bequeath my entire residuary estate to Our Savior Lutheran Church, presently located at 5110 Franklin Pike, Nashville, Davidson County, Tennessee 37220 in fee simple.

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AJB
Initial: Audrey Jean Begeman

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IN WITNESS WHEREOF, I, **AUDREY JEAN BEGEMAN,** sign my name and publish and declare this instrument that is **five** (5) pages as my Last Will and Testament this **7th day of January 2020.**

Audrey Jean Begeman
AUDREY JEAN BEGEMAN

The foregoing instrument was signed, published and declared by **AUDREY JEAN BEGEMAN** the above-named Testatrix, 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.

Witness Signature

Kyonna Upkins
Witness Printed Name

424 Church Street, Suite 2000
Nashville, Tennessee 37219
Witness Address

Witness Signature

Sophia Escalona
Witness Printed Name

424 Church Street, Suite 2000
Nashville, Tennessee 37219
Witness Address

AJB
Initial. Audrey Jean Begeman

EFILED 10/04/23 11 2[illegible], Clerk

AFFIDAVIT

We, **Kyonna Upkins** and **Sophia Escalona**, the undersigned, being first duly sworn, do hereby declare to the undersigned authority that the Testatrix, **AUDREY JEAN BEGEMAN**, 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 Testatrix, in the presence and hearing of the Testatrix and each other, signed the will as witness and that to the best of the witness's knowledge the Testatrix was at the time at least eighteen (18) years of age, of sound mind and under no constraint, duress, fraud or undue influence.

Audrey Jean Begeman
AUDREY JEAN BEGEMAN, Testatrix

Kyonna Upkins, **Witness Printed Name**

, Witness Signature

Sophia Escalona, **Witness Printed Name**

, Witness Signature

Subscribed, sworn to and acknowledged before me by the said **AUDREY JEAN BEGEMAN,** Testatrix and subscribed and sworn to before me by the said **KYONNA UPKINS** and **SOPHIA ESCALONA**, as witnesses, this 7th day of **JANUARY 2020.**

5/6/23
My Commission Expires

NOTARY PUBLIC

MANDISA L. HOLMES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-06-2023

Initial Audrey Jean Begeman

STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the LAST WILL AND TESTAMENT heretofore filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, on the 4TH day of OCTOBER, 2023, in Docket Number23P1487, IN RE: AUDREY JEAN BEGEMAN, 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 4TH day of OCTOBER in the year 2023 and in the 247 year of American Independence.

JOSEPH P. DAY, Clerk

By: _____
Deputy Clerk

[SEAL]

