This Instrument Prepared by:
J. Michael Robbins, BPR# 32342
Vasek & Robbins, PLLC
103 West Main St.
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 1064658 AFFIDAVITH
10/25/2023 10:33:30 AM 23 pgs
Fees: $117.00 Taxes: $0.00
20231025-0083531

New Owner:	Send Tax Bills to:	Map & Parcel:
Auriel Bentley 323 Foxglove Drive Nashville, TN 37211	New Owner	133 15 0 018.00

AFFIDAVIT OF INHERITANCE
FOR REAL ESTATE

STATE OF TENNESSEE
COUNTY OF WILSON

The Affiant, AURIEL BENTLEY, being duly sworn, deposes and says:

Gwendolyn Tucker, a resident of Davidson County, State of Tennessee, who died April 18, 2023, as evidenced by a copy of the death certificate attached hereto as **Exhibit A**, held an undivided, fee simple interest in the following described real estate:

> Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Highview Acres of record in Book 2331, page 52, Register's Office for said County.
>
> Said Lot No. 217.3 feet on the southeasterly margin of Foxglove Drive and extends back 281.6 feet on the northeasterly line and 289.00 feet on the southerly line to a dead line in the rear, measuring 64.4 feet thereon.
>
> Being the same property conveyed to Gwendolyn Tucker by Warranty Deed dated July 15, 2014, from Richard Howard Gainer, a single person, recorded as 20140717-0063488, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Richard Howard Gainer and wife, Dian Campbell Gainer, by Quitclaim Deed from Glenn Talbot Gainer and wife, Hisako Gainer of record in Book 9337, page 417, Register's Office for Davidson County, Tennessee. Dian Campbell Gainer has since died leaving Richard Howard Gainer the sole surviving tenant by the entirety.

This is improved real property commonly known as 323 Foxglove Drive, Nashville, Tennessee 37211.

The undersigned received 100% fee simple interest in the real estate described above by virtue of being the sole beneficiary and recipient of the real estate upon the death of Gwendolyn Tucker, pursuant to the provisions of the Decedent's Last Will and Testament and the Order entered August 9, 2023, by the Probate Court of Davidson County, State of Tennessee, Case No.: 23P1076, in which Auriel Bentley is the Petitioner. Copies of the Order and Will are attached hereto as collective **Exhibit B**.

A copy of the Decedent's TennCare release was filed on June 2, 2023, with the Probate Court of Davidson County, Tennessee. There are no other debts or encumbrances remaining that are or might become a lien on the interest in the described real estate.

T.C.A. § 67-4-409(a)(3)(D) exempts this instrument from tax, and T.C.A. § 67-4-409(a)(5) further provides the valuation oath is unnecessary, the affidavit being used to evidence transfer of title to the property to a beneficiary.

Further Affiant Sayeth Not.

Auriel Bentley
Auriel Bentley

10-19-2023
Date

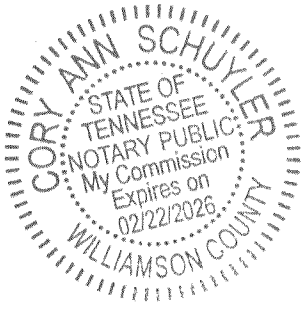
STATE OF TENNESSEE
COUNTY OF WILSON

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Auriel Bentley, the within Affiant, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 19 day of ~~September~~ OCTOBER 2023.

Cory Schuyler
Notary ~~Public~~

My commission expires: 2-22-2026



STATE OF TENNESSEE
Office of Vital Records

EXHIBIT A

SUPPLYJUSTICE.COM

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 023420

1. Decedent's Legal Name			2. Sex	3. Date of Death
GWENDOLYN TUCKER			FEMALE	04/13/2023
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
00:41	69	09/05/1953	CHICAGO, IL	
8a. Place of Death				
HOSPICE FACILITY				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
ALIVE HOSPICE		NASHVILLE	DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
DIVORCED		CUSTOMER SERVICE	TELECOMMUNICATIONS	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
	TENNESSEE	DAVIDSON	NASHVILLE	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**
323 FOXGLOVE DRIVE		YES	37211	NO
15. Decedent's Education	**16. Decedent of Hispanic Origin?**		**17. Decedent's Race**	
ASSOCIATE DEGREE	NO, NOT SPANISH/HISPANIC/LATINO		BLACK OR AFRICAN AMERICAN	
18. Father's Name			**19. Mother's Name Prior to First Marriage**	
OTHA LEE WILLIAMS			JERRY DEAN BUTLER	
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
AURIEL BENTLEY	NIECE	715 HERITAGE SQUARE DRIVE, MADISON, TN 37115		
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**		
CREMATION	S A G FUNERAL HOME	NASHVILLE, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**	
▶ /e/ WESLEY H WRIGHT	4804	▶		
23a. Name and Address of Funeral Home			**23b. License Number**	
SAG FUNERAL HOME; 1503 BUCHANAN STREET, NASHVILLE, TN 37208-1405			1206	
24. Registrar's Signature		**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III		04/19/2023		

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ LAURA THARPE	048448	04/19/2023

27d. Name and Address: LAURA THARPE 1718 PATTERSON STREET, NASHVILLE, TN 37203

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. CHRONIC OBSTRUCTIVE PULMONARY DISEASE	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:		
NATURAL	YES	NOT PREGNANT WITHIN PAST YEAR		
33. If Transportation Injury, Specify:	**34a. Date of Injury**	**34b. Time of Injury**	**34c. Injury at Work?**	**34d. Place of Injury**
	34e. Describe How Injury Occurred			**34f. Location of Injury**

PH-1659E RDA 10112

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

14993692

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Apr-19-2023

THE GREAT SEAL OF THE STATE OF TENNESSEE XVI AGRICULTURE COMMERCE 1796

DEPARTMENT OF HEALTH XVI AGRICULTURE COMMERCE TENNESSEE

CERTIFICATION OF VITAL RECORD

20231025008353I

EXHIBIT B
SUPPLYJUSTICE.COM

IN THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE

IN RE:
THE ESTATE OF GWENDOLYN TUCKER, DECEASED. CASE NO. _____

ORDER ADMITTING WILL TO PROBATE FOR PURPOSES OF MUNIMENT OF TITLE

This matter came before the Court on the Petition for Muniment of Title. Based on an examination of the Petition and the sworn testimony of Petitioner, AURIEL BENTLEY, the Court finds the following:

A. Decedent was a resident of Davidson County, Tennessee.

B. Decedent passed on April 18, 2023, at the age of Sixty-Nine (69).

C. Decedent left a Last Will and Testament dated April 6, 2022, which was properly signed, declared, published, and attested. Petitioner has submitted to the Court what she believes to be the Decedent's true and proper, original Will.

D. Petitioner is the decedent's niece, as well as the sole beneficiary of the Decedent's estate pursuant to Article 9 and Article 11 of the Last Will and Testament, and the Petitioner has applied to have the Will admitted solely for the purpose of muniment of title pursuant to T.C.A. § 32-2-111.

E. Decedent owned real property located at 323 Foxglove Drive, Davidson County, Tennessee.

F. Petitioner is unaware of any debts owed by the estate.

WHEREFORE, based on these findings, the Court orders the following:

1. The Decedent's Will dated April 6, 2022, is admitted to probate for the purpose of muniment of title pursuant to T.C.A. § 32-2-111.

2. No Letters Testamentary will be issued.

3. Notice to creditors and TennCare as required by T.C.A. §§ 30-2-306 and 71-5-116 respectively is not required or ordered.

4. No Court supervised administration is required or ordered.

ENTERED this ___day of June 2023.

HONORABLE ANDRA HEDRICK

APPROVED FOR ENTRY:

/s/ J. Michael Robbins
J. Michael Robbins, #32342
Vasek & Robbins, PLLC
Attorney for the Estate of Gwendolyn Tucker
103 West Main St.
Lebanon, TN 37087
(615) 549-8909
(615) 656-0067 Fax

CERTIFICATE OF SERVICE

I, J. Michael Robbins, hereby certify that a true and correct copy of the foregoing has been forwarded via US Mail or via electronic mail, to the following:

Auriel Bentley
715 Heritage Square Drive
Madison, TN 37115

This 31st day of May 2023.

/s/ J. Michael Robbins
J. Michael Robbins

Case Title: BENTLEY V TUCKER

Case Number: 23P1076

Type: FINAL ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

23P1076

LAST WILL AND TESTAMENT OF GWENDOLYN TUCKER

I, Gwendolyn Tucker, of Nashville, Davidson County, Tennessee, make this my Last Will, and I revoke all Wills and Codicils previously made by me.

FILED
AUG 09 2023
JOSEPH P. DAY Clerk
By Deputy

PRELIMINARY DECLARATIONS

Marital Status

1. I am not currently married.

Current Children

2. I currently do not have any living children.

3. All references in this Will to "my children" are to all children hereafter born to or adopted by me.

EXECUTOR PROVISIONS

Definition

4. The Executor is defined as the fiduciary charged with administering the estate at the testator's death. Some jurisdictions use the term personal representative to refer to the estate fiduciary and some jurisdictions use the term and 'executrix'.

Nomination

5. I nominate Auriel Bentley of Madison, Tennessee, to be my independent Executor of this Will.

If Auriel Bentley dies, or fails to qualify, resigns, becomes incapacitated, or otherwise ceases to serve as my Executor, I nominate the survivor of Auriel Bentley to be my independent Executor of this Will.

6. No bond or other security shall be required of my Executor in any jurisdiction. No action shall be required in any court in relation to the settlement of my estate other than the probating

and recording of my Will and, if required by law, the return of an inventory, appraisement, and list of claims of my estate, or the filing of an affidavit in lieu of such inventory if permitted by law.

Executor Powers

7. The Executor shall, to the extent permitted by law, act independently and free from the control of any court as to my estate (and as to all the property of my estate). The Executor shall have and possess the following powers and authorities (each of which shall be exercisable at the discretion of such Executor) concerning my estate:

a. To pay my legally enforceable debts, funeral expenses, and all expenses in connection with the administration of my estate and the trusts created by my Will as soon as convenient after my death. If any of the real property devised in my Will remains subject to a mortgage at the time of my death, then I direct that the devisee taking that mortgaged property will take the property subject to that mortgage and that the devisee will not be entitled to have the mortgage paid out or resolved from the remaining assets of the residue of my estate.

b. To take all legal actions to have the probate of my Will completed as quickly and simply as possible, and as free as possible from any court supervision, under the laws of the State of Tennessee.

c. Retention of Property

Except as otherwise provided in this Will, to retain any property which was owned by me at the time of my death when my Executor determines that, because of the circumstances involved, my estate would be better served by not diversifying the investment in such property.

d. Dealing in Estate Assets

Except as otherwise provided in this Will, to exchange, sell, manage, convey, or lease for cash, property, or credit, or to partition, publicly or privately, at such prices, on such terms, times, and conditions and by instruments of such character and with such covenants as my Executor deems proper, all or any part of the properties of my estate, including real property, and no vendee or lessee shall be required to look to the application of any funds paid to my Executor.

e. Borrowing and Managing Assets

Except as otherwise provided in this Will, to borrow money from any source (including any Executor) and to mortgage, pledge, or in any other manner encumber all or any part of the properties of my estate as may be advisable in the judgment of my Executor for the advantageous administration of my estate. The Executor shall also have the power to maintain, convert, purchase and liquidate investments and securities. Further, the Executor shall have the power to vote stock or exercise any option concerning any investments or securities without liability for loss.

f. Banking

Except as otherwise provided in this Will, to open or close bank accounts.

g. Business Operations

Except as otherwise provided in this Will, to maintain, continue, dissolve, change or sell any business which is part of my estate, or to purchase any business if deemed necessary or beneficial to my estate by my Executor.

h. Closely Held Businesses

Except as otherwise provided in this Will, to continue any business (whether a proprietorship, corporation, partnership, limited partnership, or other entity) which I own or in which I am financially interested at the time of my death for such time as my Executor deems it to be in the best interests of my estate; to employ in the conduct of any such business such properties of my estate as my Executor deems proper; to borrow money for use in any such business alone or with other persons financially interested in such business, and to secure such loan or loans by mortgage, pledge, or any other manner of encumbrance of not only my interest in such business but also such other properties of my estate as my Executor deems proper; to organize, either alone or jointly with others, new corporations, partnerships, limited partnerships, or other entities; and generally to exercise concerning the continuance, management, sale, or liquidation of any business which I own or in which I am financially interested at the time of my death or of any new business or business interest, all the powers I could have exercised during my lifetime.

i. Distribution to Beneficiaries

Except as otherwise provided in this Will, to make, in the discretion of my Executor, any distribution required or permitted to be made to any beneficiary under this Will.

j. Legal Affairs

Except as otherwise provided in this Will, to claim, maintain, settle, sue, quit, or otherwise deal with any lawsuits against my estate. Further, the Executor shall also have the power to seek legal representation, accountant consultancy, or any other professional aid necessary for the benefit of the estate.

k. Distributions in Kind

Except as otherwise provided in this Will, to make divisions, partitions, or distributions in money or in kind, or partly in each, whenever required or permitted to divide, partition, or distribute all or any part of my estate and, in making any such divisions, partitions, or distributions, the judgment of my Executor in the selection and valuation of the assets to be so divided, partitioned, or distributed shall be binding and conclusive. Further, my Executor shall not be liable for any differing tax consequences for the beneficiaries of my estate. Lastly, my Executor shall be authorized to make distributions from my estate on a non-pro-rata basis.

l. Investing

Except as otherwise provided in this Will, to invest and reinvest the properties of my estate in any kind of property whatsoever, real or personal, whether or not productive of income, and such investments and reinvestments may be made without regard to the proportion that such property or property of a similar character held may bear to my entire estate if my Executor determines that, because of the circumstances involved, my estate would be better served by not diversifying such investment or reinvestments.

m. Dealing with Interested Parties

Except as otherwise provided in this Will, to enter into any transaction on behalf of my estate (including loans to beneficiaries for adequate security and adequate interest) despite the fact that another party to any such transaction may be:

(i) a trust of which any Executor under this Will is also a trustee;

(ii) an estate of which any Executor under this Will is also an executor, personal representative, or administrator, including my estate;

(iii) a business or trust controlled by any Executor under this Will or of which any such Executor, or any director, officer, or employee of any such corporate Executor is also a director, officer, or employee; or

(iv) any beneficiary or Executor under this Will acting individually.

n. Delegation and Agents

Except as otherwise provided in this Will, to employ attorneys, accountants, investment managers, specialists, and such other agents as my Executor shall deem necessary or desirable; to have the authority to nominate an investment manager or managers to manage all or any part of the assets of my estate and to delegate to said manager investment discretion and such nomination shall include the power to acquire and dispose of such assets; and to charge the compensation of such attorneys, accountants, investment advisors, investment managers, specialists, and other agents and any other expenses against my estate.

o. Payment of Debts

Except as otherwise provided in this Will, to use the cash and any of the securities or other property owned by me to satisfy any loans or other debts for which my estate is liable or to continue all or any portion of such loans or debts.

p. Storing Personal Property

Except as otherwise provided in this Will, to store personal property given to a person who is a minor or who is incapacitated for later distribution to such person.

q. Digital Assets

Except as otherwise provided in this Will, to access, utilize, manage, close, control, cancel, deactivate, or delete any Digital Accounts and Digital Assets in which I had a right or interest at my death. This authorization is intended to be construed to be lawful consent under the Electronic Communications Privacy Act of 1986, as amended; the Computer Fraud and Abuse

Act of 1986, as amended; and any other applicable federal or state data privacy law or criminal law.

Digital Asset means an electronic record in which I had a right or interest at death and may include data, files, documents, audio, video, images, sounds, social media content, social networking content, apps, codes, credit card points, travel-related miles and points, computer source codes, computer programs, software, software licenses, databases, or the like, which are created, generated, or stored by electronic means.

r. Distributions to Minor or Incapacitated Beneficiaries

Except as otherwise provided in this Will, to make, in the discretion of my Executor, any distribution required or permitted to be made to any beneficiary under this Will in any of the following ways when such beneficiary is a minor or is incapacitated:

(i) to such beneficiary directly;

(ii) to the guardian or conservator of such beneficiary's person or property;

(iii) by utilizing the same, directly and without the interposition of any guardian or conservator, for the health, support, maintenance, or education of such beneficiary;

(iv) to a person or financial institution serving as custodian for such beneficiary under a Uniform Gifts to Minors Act or a Uniform Transfers to Minors Act of any state;

(v) by reimbursing the person who is actually taking care of such beneficiary (even though such person is not the legal guardian or conservator) for expenditures made by such person for the benefit of such beneficiary;

(vi) by managing such distribution as a separate fund on the beneficiary's behalf and the written receipts of the persons receiving such distributions shall be full acquittances to my Executor.

s. Except as otherwise provided in this Will, to be my Trustee and hold in trust the share of any minor beneficiary, to carry out any act to keep such share invested, pay the income or capital as my Executor considers advisable to maintain and educate such minor beneficiary until the beneficiary is legally an adult.

In the alternative, the Executor must carry out the acts stated above prior to such beneficiary becoming a legal adult, to pay or transfer the share to any parent or guardian of such beneficiary, subject to the same conditions. If the parent or guardian receives such

payment or transfer, then my Executor shall be discharged.

Statutory and Common-Law Powers

8. In addition to the powers granted above to the Executor, the Executor shall have and possess all powers and authorities conferred by statute or common law in any jurisdiction in which such Executor may act, except for any instance in which such powers and authorities may conflict with the express provisions of this Will, in which case the express provisions of this Will shall control.

The above authority and powers granted to my Executor are in addition to any powers and elective rights conferred by state or federal law or by other provision of this Will and may be exercised as often as required and without application to or approval by any court.

DISPOSITION OF ESTATE

Specific Bequests

9. A beneficiary shall survive me for at least thirty (30) days to have the right to receive the specific bequest granted to such beneficiary in this Will. If the beneficiary does not survive within the time-lapse previously mentioned, the items assigned to such beneficiary item will become part of the residue of my estate. The following are my specific bequests:

a. I give to the beneficiary Auriel Bentley of Madison, TN GDT, if I am survived by them, for their exclusive use and property, the following gift item(s): My House at 323 Foxglove Dr.

Distribution of Residue

10. A beneficiary shall survive me for at least thirty (30) days to have the right to receive any gift or property under this Will. The beneficiaries will receive and share such residue in equal shares, including property and assets that have not been bequeathed or that are not required to pay any debt, expenses associated with this Will, taxes, funeral expenses, or any other administrative expense resulting from my Will. All property given under this Will to my beneficiaries is subject to any encumbrances or liens attached to the property.

11. I instruct my Executor to distribute the residue of my estate in the following manner

("Share Allocations"):

a. The recipient Auriel Bentley of Madison, Tennessee, shall receive all of the residue of my estate for their exclusive use and property.

12. However, if an appointed beneficiary dies before having a right to receive the whole of their share of the residue of my estate, then such share or the remaining amount of that share will be divided between the remaining beneficiaries proportionately, in accordance with the above-stated Share Allocations.

Wipeout Provision

13. If all my appointed beneficiaries die before I do or if I am not survived for at least thirty (30) days, I instruct my Executor to divide the residue of my estate into one hundred (100) equal shares. Further, my Executor shall pay and transfer such shares as follows:

a. 100 shares to the recipient Jacqueline Lindsey of Richton Park, Illinois, for their exclusive use and property, provided that they are alive.

14. If any of the aforementioned beneficiaries die before having a right to receive their share of my estate, but such beneficiaries have survivors, I will consider such beneficiaries as my survivors for the purposes of this distribution.

TESTAMENTARY TRUST

Testamentary Trust For Minor Beneficiaries

15. I intend to create a testamentary trust (the "Testamentary Trust") for every minor appointed in this Will as my beneficiary. Further, I name my Executor(s) as trustee (the "Trustee") of any Testamentary Trusts created under this Will. All bequeathed, transferred, or gifted assets given to a minor beneficiary under this Will are to be held in a separate trust until the beneficiary reaches the designated age. All property given by me to a minor beneficiary under this Will shall be managed by my Executor(s) until that minor beneficiary reaches the age of majority.

Trust Administration

16. I instruct the Trustee to manage the Testamentary Trust in the manner that follows:

a. The Trustee shall manage all assets and property for the benefit of the minor until such minor reaches the age that I have established above for final distribution;

b. When the minor reaches the age that I have established above for final distribution, any remaining property and assets in the trust shall be immediately transferred to the minor beneficiary; and

c. Until the minor beneficiary reaches the age that I have established above for final distribution, my Trustee shall keep all trust assets invested. Further, my Trustee shall pay the whole or such part of the net income derived from those assets and any amount out of the capital that my Trustee may deem necessary to support, maintain, educate or benefit the minor beneficiary.

17. The Trustee shall have the discretion to use trust funds in any investment or to buy property. In using discretion, the Trustee shall always act with the care, skill, and diligence expected of a prudent person acting in a similar capacity.

Trust Termination

18. The Testamentary Trust shall terminate in any of the following events:

a. When the minor beneficiary reaches the age that I have established for final distribution;

b. Upon the death of the minor beneficiary; or

c. Upon the complete distribution of all trust assets.

(1) Trustee Powers

My Trustee shall have the discretionary powers to manage the trust created herein to use them in the manner that follows:

a. The authority to make all expenditures necessary to undertake what is instructed under this trust;

b. Unless otherwise instructed in this Will, the discretionary power to sell, assign, pledge,

exchange, or call in and convert into money any trust property, including real property, that the Trustee deems necessary;

c. Unless otherwise instructed in this Will, the discretionary authority to mortgage trust property;

d. Unless otherwise instructed in this Will, the discretionary authority to borrow money from any source and lend money to any beneficiary if it is in the best interest of such beneficiary;

e. Unless otherwise instructed in this Will, the authority to make expenditures for the benefit of the beneficiaries or for the purpose of maintaining any property;

f. Unless otherwise instructed in this Will, the authority to register and carry any securities or other property in the name of the Trustee or the name of the beneficiaries without increasing or decreasing the fiduciary liability of the Trustee;

g. Unless otherwise instructed in this Will, the authority to lease trust property, including real estate and personal property;

h. Unless otherwise instructed in this Will, the authority to make investments;

i. Unless otherwise instructed in this Will, the authority to accept, receive, receipt for, or exchange a share in or payment from an estate, trust, or any property from any source and in any form of ownership;

j. Unless otherwise instructed in this Will, the authority to employ and pay any person, including a corporation, to conduct any business. Further, the Trustee shall have the power to undertake any activity related to a trust created under my Will, including the receipt and payment of money. Lastly, I authorize my Trustee to name any person, including a corporation, to exercise any powers herein given to my Trustee concerning any property that belongs to the trust;

k. Unless otherwise instructed in this Will, to compromise, settle or waive any claims concerning the trust to the extent my Trustee considers it to be in the best interest of the trust beneficiaries. Further, my Trustee shall have the power to make a binding agreement with any other person, including a corporation;

l. Unless otherwise instructed in this Will, the authority to elect, determine, designate, or allocate on any action required by my Trustee under any provision of any statute, as my Trustee sees fit in their discretion and as such Trustee deems necessary and advisable. Further, each election, determination, designation, or allocation shall be final and binding on all persons;

m. Unless otherwise instructed in this Will, the authority to receive a reasonable compensation out of the trust assets; and

n. Unless otherwise instructed in this Will, to employ and rely on the advice given by legal or accountancy professionals to help the Trustee to administer the trust.

Unless otherwise instructed in this Will, the authority and powers that I grant herein to my Trustee do not preclude any additional powers conferred by state, federal law, or other provision of this Will.

(2) Other Provisions

a. Unless otherwise instructed in this Will, I instruct that my Trustee may not be held liable for any loss to my estate or to any beneficiary resulting from the exercise of the duties, authorities, and powers given to the Trustee under this Will;

b. If any provision in this trust is declared invalid, the other provisions shall continue to have legal effect.

GENERAL PROVISIONS

Insufficient Estate

19. To the extent the value of my estate is insufficient to fulfill all bequests under this Will, my Executor shall have the authority to adjust each bequest proportionately.

No Contest Provision

20. If any beneficiary of my estate contests the probate or validity of this Will or any of its provisions, then all benefits provided for such beneficiary are revoked and shall pass as if that contesting beneficiary had failed to survive me. This provision shall be enforceable unless the

party bringing the contest establishes that the contest was brought and maintained in good faith and that probable cause exists for contesting the Will.

Severability

21. If any clause or term of this Will is held to be unenforceable or invalid as a matter of law, all other provisions of this Will shall remain in effect to the fullest extent permissible under the governing law of this Will.

IN WITNESS WHEREOF, I have signed my name on this 10 day of April, 2022, at Nashville, Tennessee, declaring and publishing this instrument as my Last Will, in the presence of the undersigned witnesses, who witnessed and subscribed this Last Will at my request, and in my presence.

Gwendolyn Tucker (Testator) Signature

SIGNED AND DECLARED by Gwendolyn Tucker on the 10 day of April, 2022 to be the Testator's Last Will, in our presence, at Nashville, Tennessee, who at the Testator's request and in the presence of the Testator and of each other, all being present at the same time, have signed our names as witnesses.

Witness #1 Signature

Witness #2 Signature

Witness #1 Name (Please Print)

Witness #2 Name (Please Print)

1300 Monroe

Witness #1 Street Address

226 Becklea Dr

Witness #2 Street Address

Nashville, TN

Witness #1 City/State

Madison TN

Witness #2 City/State

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

I, Gwendolyn Tucker, the Testator, sign my name to this instrument this 12 day of April, 2022 and being first duly sworn, declare to the undersigned authority all of the following:

1. I execute this instrument as my Last Will.
2. I sign this Last Will willingly, or willingly direct another to sign for me.
3. I execute this Last Will as my free and voluntary act for the purposes expressed therein.
4. I am 18 years of age or older, of sound mind and under no constraint or undue influence.

Testator: Gwendolyn Tucker

We, Timothy Coleman and Marquell Small, the witnesses, being first duly sworn, sign our names to this instrument and declare to the undersigned authority all of the following:

1. The Testator executes this instrument as their Last Will.
2. The Testator signs it willingly, or willingly directs another to sign for them.
3. Each of us, in the conscious presence of the Testator, and in the presence of each other, signs this Last Will as a witness.
4. To the best of our knowledge, the Testator is 18 years of age or older, of sound mind and under no constraint or undue influence.

Witness #1 Signature

Witness #2 Signature

Subscribed and sworn to before me by Gwendolyn Tucker, the Testator, and by Timothy Coleman and Marquell Small, witnesses, this 6 day of April, 2022

(Seal)

(Signed) R. Wc

Rochelle Warner Notary

(Official capacity of officer)

ROCSHELLE A. WARNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Oct. 19, 2023.

Affiant
Date: October 24, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of October 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY