Karen Johnson Davidson County
Batch # 1081199 DEEDQC
12/12/2023 11:01:48 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20231212-0095665

This instrument prepared based on information provided by the parties and not independent verification by:
Lyell Sloan
2705 Gallatin Pike
Nashville, TN 37216

NEW OWNERS:
Brendan Asa Brosius
4914 Raywood Ln, Nashville
TN, 37211

SEND TAX BILLS TO:
NEW OWNER

MAP & PARCEL NUMBER
147-16-0-103.00

EXECUTOR'S DEED

This deed made on the 29h day of November 2023 by Brendan Asa Brosius, Executor of the Estate of Kelly Elizabeth Walsh, deceased, by the power conferred by The Last Will and Testament of Kelly Elizabeth Walsh, and the Probate Court for Davidson County, Tennessee; in case number 23P389 and every other power, in consideration of Zero Dollars, and other good and valuable consideration, the receipt of which is acknowledged, does convey, warrant, and quitclaim to Brendan Asa Brosius (spouse) real property located in the County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 330 on the Plan of Fairlane Park, Section III of record in Plat Book 2331, Page (s) 145 and 146, in the Register's Office for Davidson County. Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly Elizabeth Walsh, by way of a Warranty Deed from Santa Sarki and Amrita Sarki of record in Instrument Number 20201207-0141584 in the Register of Deeds Office for Davidson County, Tennessee, dated December 4th 2020 and recorded on December 7th, 2020.

This is improved property, known as: 4914 Raywood Ln, Nashville
TN, 37211

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 29h day of November, 2023.

Brendan Asa Brosius, **EXECUTOR**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $ 0.00.

Subscribed and sworn before me, this 29th of November, 2023.

My Commission Expires: 11-6-24

KATHERINE R SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brendan Asa Brosius, **EXECUTOR**

Notary Public

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared, Brendan Asa Brosius, Executor to me known or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or 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 the 29th day of November, 2023..

KATHERINE R SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-6-24

Exhibit B

LAST WILL AND TESTAMENT OF KELLY ELIZABETH WALSH

I, **KELLY ELIZABETH WALSH**, a resident of the State of Tennessee, County of Davidson, and City of Nashville; and being of sound mind not acting under duress or undue influence and fully understanding the nature and extent of all my property and disposition thereof, do hereby make, publish and declare this to be my Last Will and Testament, thereby revoking and making null and void any and all other Last Will and Testaments heretofore made by me. All references herein to this Will shall be construed as referring to this Last Will and Testament only.

I. FAMILY CLAUSE

At the time of executing this Last Will and Testament, I am married to Brendan Asa Brosius, with a date of marriage of July 31, 2021. I do not have any children.

II. EXPENSES, TAXES AND DEBTS

I direct that all my debts, and expenses of my last illness, funeral, and burial, be paid as soon after my death as may be reasonably convenient, and I hereby authorize my Personal Representative, hereinafter appointed, to settle and discharge, in their absolute discretion, any claims made against my estate.

I further direct that my Personal Representative shall pay out of my estate any and all estate and inheritance taxes payable by reason of my death in respect of all items included in the computation of such taxes, whether passing under this Will or otherwise. Said taxes shall be paid by my Personal Representative as if such taxes were my debts without recovery of any part of such tax payments from anyone who receives any item included in such computation.

III. PERSONAL REPRESENTATIVE

I nominate and appoint my spouse, Brendan Asa Brosius of Nashville, County of Davidson, State of Tennessee as Personal Representative.

If my Personal Representative fails or ceases to so serve, then I nominate my sister, Suzanne Walsh of Tuckahoe, County of Westchester, State of New York to serve.

IV. RESIDENCY CLAUSE

Having in mind the possibility that I may temporarily reside outside of, or simply be absent from, the State of Tennessee at the time of my death, I elect and hereby declare that this Will and each and every disposition and provision contained herein shall be construed and regulated by and in accordance with the laws of the State of Tennessee.

It is my desire that this Will be probated in the State of Tennessee, my place of domicile, and that the principal administration of my estate be made in said State of Tennessee and that none of the assets of my estate which may be found in my place of domicile, be remitted to any other jurisdiction for administration or distribution.

V. GOVERNING LAW

This document shall be governed by the laws in the State of Tennessee.

VI. DISPOSITION OF PROPERTY

I devise and bequeath my property, both real and personal, and wherever situated, to my spouse and Personal Representative, Brendan Asa Brosius.

If Brendan Asa Brosius predeceases me, then any property they would have received if they had not predeceased me shall be distributed in equal shares to my living issue.

VII. OMISSION

Except to the extent that I have included them in this Will, I have intentionally and not as a result of any mistake of inadvertence, omitted in this Will to provide for any family members and/or issue of mine, if any, however defined by law, presently living or hereafter born or adopted.

VIII. COMMON DISASTER CLAUSE

In the event my spouse and I shall both die in, or as a result of, a common accident or disaster, or under such circumstances that the order of our deaths cannot be established, then I direct for purposes of this Last Will and Testament, my spouse shall be deemed to have predeceased me.

IX. TERMINOLOGY

Whenever the context permits, the term "Personal Representative" shall include "Executor" and "Administrator," the use of a particular gender shall include any other gender, and references to the singular or the plural shall be interchangeable. All references to estate taxes shall include inheritance and other death taxes.

X. CONTESTING BENEFICIARY

If any beneficiary under this Will, or any trust herein mentioned, contests or attacks this Will or any of its provisions, any share or interest in my estate given to that contesting beneficiary is revoked and shall be disposed of in the same manner provided herein as if contesting beneficiary had predeceased me.

XI. ASSIGNMENT

The interest of any beneficiary in this Will, shall not be alienable, assignable, attachable, transferable nor paid by way of anticipation, nor in compliance with any order, assignment or covenant and shall not be applied to, or held liable for, any of their debts or obligations either in law or equity and shall not in any event pass to his, her, or their assignee under any instrument or under any insolvency or bankruptcy law, and shall not be subject to the interference or control of creditors, spouses or others.

XII. SAVING CLAUSE

If a court of competent jurisdiction shall at any time invalidate or find unenforceable any provision of this Will, such invalidation shall not be construed as invalidating the whole of this Will. All of the remaining provisions shall be undisturbed to their legal force and effect. If a court finds that an invalidated or unenforceable provision would become valid if it is limited, then such provision shall be deemed to be written and construed to enforce as limited.

I, the undersigned **KELLY ELIZABETH WALSH**, do hereby declare that I sign and execute this instrument as my Last Will and Testament, that I sign it willingly in the presence of each of the undersigned witnesses, and that I execute it as my free and voluntary act for the purposes herein expressed, on this 19th day of April, 2022.

4/19/22 Kelly Walsh

Testator Signature Testator (Printed Name)

ATTESTATION CLAUSE

This Last Will and Testament, which has been separately signed by **KELLY ELIZABETH WALSH**, the Testator, was signed, executed and declared by the Testator as her Last Will and Testament in the presence of each of us.

We, in the presence of the Testator and each other, hereby subscribe our names as witnesses to the declaration and execution of the Last Will and Testament by **KELLY ELIZABETH WALSH**. We declare that, to the best of our knowledge, said Testator is over eighteen years of age, of sound mind and under constraint or undue influence.

Witness 1

Name: Clare Reynolds

Address: 1511 Woodland st
Nashville TN 37206

Signature: Clare Reynolds Date: 04/19/2022

Witness 2

Name: Kathryn Walsh

Address: 12378 W. Arizona Ave.
Lakewood, CO 80228

Signature: Kathryn Walsh. Date: 4/19/2022

TESTAMENTARY AFFIDAVIT

STATE OF NEW YORK

COUNTY OF Nassau

Before me, the undersigned authority, on this day personally appeared **KELLY ELIZABETH WALSH**, testator, Clara Reynolds, witness and Kathryn Walsh witness, known to me to be the testator and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, and, all of these persons being by me duly sworn, the testator declared to me and to the witnesses in my presence that the instrument is the testator's last will and that the testator has willingly signed or directed another to sign for him/her, and that the testator executed it as the testator's free and voluntary act for the purposes therein expressed; and each of the witnesses stated to me, in the presence of the testator, that they signed the will as witnesses and that to the best of their knowledge the testator was eighteen (18) years of age or over, of sound mind and under no constraint or undue influence.

4/19/22

Testator Signature

Witness 1 Signature

Witness 2 Signature

Subscribed and sworn to before me by the said testator and the said witnesses, this

19 day of April, 2022.

Notary Public

My Commission expires: 6/3/2023

JOANNA R ONORATO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02ON6320592
Qualified in Nassau County
My Commission Expires 06-03-2023