Karen Johnson
Batch # 1119494
04/05/2024 08:10:16 AM
Fees: $57.00 Taxes: $0.00
Davidson County
WILL
11 pgs
20240405-0024103

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 6TH day of MARCH, 2024, in Docket Number 24P335, IN RE: JUDY C. CALDWELL, 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 6TH day of MARCH in the year 2024 and in the 247 year of American Independence.

JOSEPH P. DAY, Clerk

By: _____
Deputy Clerk

[SEAL]

FILED
MAR 06 2024
JOSEPH P. DAY, Clerk
By [illegible] Deputy

Last Will and Testament of Judy Carol Carter Caldwell
February 6, 2023

I, Judy Carol Carter Caldwell, a resident of Davidson County, Tennessee, being of sound mind, memory and understanding, do hereby make, publish, and declare this to be my last will and testament and do hereby revoke all other wills, etc.

APPOINTMENT OF EXECUTOR

I appoint Sarah J. Carter, 180 Pershing Way, Paducah, KY 42001, phone 720-891-3437 as the executor of my estate and authorize her upon my death to pay such expenses as she deems appropriate and legal. I also authorize that she be compensated for any and all expenses.

Sarah J. Carter has the authority to sell and convey any real estate in my estate without the authority of the court. I direct that my executor shall not be required to furnish a bond nor a surety for the faithful performance of her duties. My executor shall be charged with the duty of good faith and reasonable care, but shall not be responsible for losses, if any, resulting from honest mistakes of judgement.

BEQUESTS

I give and bequeath all of my real estate in fee simple to my grandchild, Anna Isabella Caldwell. The property is at 5065 Ridge Hill Drive, Joelton, TN 37080. There is currently a mortgage of approximately $47,000 with NewRes Mortgage . I wish for my executor to consult and have a simple written agreement with Anna in making the decision about whether to sell or rent or keep the property, but the final decision will be in the hands of the executor. If the house is sold, after all expenses are paid, 10% of the proceeds will go To my daughter, Jessica E. Caldwell if no contact with Jeff Harris, and 5% to Rachael Hall, ANNA's sister, and 5% To Sarah J. Carter.
Jeff Harris has been informed that he is to never come onto this property due to his threats and very bad behavior. If he were to come on the property, this statement in my will is to verify that he is a threat and that he takes property that is not rightfully his. I hope it does not happen, but if a restraining order is necessary, I hope this will serve as evidence.

I give and bequeath the contents of my home to my only child, Jessica Elizabeth Caldwell, including contents of the house and the two out buildings to dispose of in any way she sees fit. This includes jewelry, cash, furniture, my laptop, etc, but Jessica may lovingly at her discretion give items from the contents of the home to other family members and "step" family members, including Sarah J. Carter, Ty Foster, Meghan Ward McLaughlin, William McLaughlin, Ray Ward, John Caldwell, Rachael Hall, Araya Green, John Michael Green, Jay Green, Andrew Jones, Michael Hall, if there is anything they want.

Initials

I give and bequeath the rainstick, my journals, books, and photographs to Sarah J. Carter. I also turn over my account in ancestry.com to Sarah J. Carter.

I give and bequeath my 2013 Honda Fit to my grand-daughter, Anna Isabella Caldwell. It's not much but it's paid for and it's a Honda.

I have a retirement and a brokerage account with MML Investors (3401 Mallory Lane Suite 220 Franklin, TN 37067, 931-334-7393, contact is Steven Samuels. These accounts currently total approximately ~~$25,343.92~~ $20,000 as follows.

Individual NFS Brokerage (JAV933892) currently valued at $13,949.54

IRA Brighthouse Life insurance Company/MetLife Insurance Company (7700320899) currently valued at approximately $6,000.00.

Anna Isabella Caldwell is listed as a beneficiary or payable on death on these accounts. This money is set aside for Anna's education, but it may be necessary to use some of this money for other expenses and that is acceptable upon agreement between Anna and Sarah.

My two checking accounts at First Horizon Bank are also set up for payable on death to Anna. That money can be used at Anna's discretion for initial ongoing household expenses including the mortgage, electricity, internet, home insurance, etc. Details and account numbers and computer passwords are provided on additional pages.

Except as may be otherwise herein stated to the contrary, this will is to be administered, construed, and governed in all respects by the laws of the State of Tennessee.

IN WITNESS WHEREOF, I have hereunto subscribed my name to this the 2 page of my last will and testament, consisting of 3 typewritten and hand-written pages, and for the purpose of identification, I have initialed each page, all in the presence of the persons witnessing it at my request on this 10 day of March, 2023 at Nashville, TN.

Judy Carol Carter Caldwell

Judy Carol Carter Caldwell

SIGNED, PUBLISHED, AND DECLARED by Judy Carol Carter Caldwell, the testator, as and for the testator's last will and testament, in the presence of us who at the testatrix's request, in the testator's

Initials

presence, and in the presence of each other, all being present at the same time, have hereunto subscribed our names as witnesses and do hereby certify that we believe the testator to be of sound and disposing mind and memory.

Witness

354 Frey St Ashland City TN 37015
Address

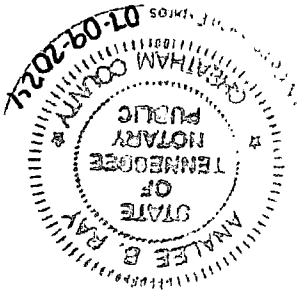
Witness

354 Frey St Ste F Ashland City TN 37015
Address

Subscribed and sworn to before me in my presence, this 10 day of March 2023, a Notary Public in and for the county of Cheatham State Of Tennessee

Analee B. Ray
(Signature) Notary Public

My Commission Expires 07/09/2024



Initials

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT STATE OF TENNESSEE / METROPOLITAN NASHVILLE - DAVIDSON COUNTY (PROBATE DIVISION)

FILED
MAR 06 2024
By Deputy

IN RE: THE ESTATE OF
JUDY C. CALDWELL
Deceased.

No. 23P -_____

AFFIDAVIT OF MELODY M. SLEEPER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, Melody M. Sleeper, after being duly sworn according to law, state the following:

1) I am over 18 and competent to testify in this matter.
2) I am an employee of the Cheatham County Clerk's office and was requested to witness Judy C. Caldwell when she executed a Last Will and Testament on March 10, 2023. At that time, I was over 18 years of age and competent.
3) On March 10, 2023, Judy C. Caldwell declared and signified to me, along with another witness, Brittney Myers Knight, that the document attached hereto as Exhibit A was her Last Will and Testament.
4) That Judy C. Caldwell signed the attached Last Will and Testament in my presence and in the presence of Brittney Myers Knight.
5) That Brittney Myers Knight and I signed the Last Will and Testament as a witness to its execution by Judy C. Caldwell, in her and each other's presence.
6) That my signature and Brittney Myers Knight's signatures were made on the Attestation Clause at the same time Judy C. Caldwell executed the Last Will and Testament.

FURTHER THE AFFIANT SAITH NOT

Melody M. Sleeper
354 Frey St. F
Ashland City, TN 37015

Melody M. Sleeper, first being duly sworn, makes oath that the facts stated in the foregoing Affidavit are true to the best of her knowledge and belief.

Melody M Sleeper
Melody M. Sleeper

Sworn and subscribed before me this 28th day of November, 2023.

Kristen Vanderkooi
NOTARY PUBLIC

My Commission Expires: 7/7/2027

KRISTEN VANDERKOOI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Attached: Exhibit A – Last Will and Testament of Judy C. Caldwell

IN THE SEVENTH CIRCUIT COURT FOR THE TWENTIETH JUDICIAL DISTRICT STATE OF TENNESSEE / METROPOLITAN NASHVILLE - DAVIDSON COUNTY (PROBATE DIVISION)

IN RE: THE ESTATE OF	)	
	)	
JUDY C. CALDWELL	)	
	)	**No. 23P -_____**
Deceased.	)	
	)	

FILED
MAR 06 2024
JOSEPH P. DAY, Clerk
By _____ Deputy

AFFIDAVIT OF BRITTNEY MYERS KNIGHT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, Brittney Myers Knight, after being duly sworn according to law, state the following:

1) I am over 18 and competent to testify in this matter.
2) I am an employee of the Cheatham County Clerk's office and was requested to witness Judy C. Caldwell when she executed a Last Will and Testament on March 10, 2023. At that time, I was over 18 years of age and competent.
3) On March 10, 2023, Judy C. Caldwell declared and signified to me, along with another witness, Melody M. Sleeper, that the document attached hereto as Exhibit A was her Last Will and Testament.
4) That Judy C. Caldwell signed the attached Last Will and Testament in my presence and in the presence of Melody M. Sleeper.
5) That Melody M. Sleeper and I signed the Last Will and Testament as a witness to its execution by Judy C. Caldwell, in her and each other's presence.
6) That my signature and Melody M. Sleeper signatures were made on the Attestation Clause at the same time Judy C. Caldwell executed the Last Will and Testament.

FURTHER THE AFFIANT SAITH NOT

Brittney Myers Knight
354 Frey St. F
Ashland City, TN 37015

Brittney Myers Knight, first being duly sworn, makes oath that the facts stated in the foregoing Affidavit are true to the best of her knowledge and belief.

Brittney Myers Knight

Sworn and subscribed before me this 28th day of November, 2023.

NOTARY PUBLIC

My Commission Expires: 7/7/2027

KRISTEN VANDERKOOI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

Attached: Exhibit A – Last Will and Testament of Judy C. Caldwell

Last Will and Testament of Judy Carol Carter Caldwell
February 6, 2023

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IN WITNESS WHEREOF, I have hereunto subscribed my name to this the 2 page of my last will and testament, consisting of 3 typewritten and hand-written pages, and for the purpose of identification, I have initialed each page, all in the presence of the persons witnessing it at my request on this 10 day of March, 2023 at Nashville, TN.

Judy Carol Carter Caldwell

Judy Carol Carter Caldwell

SIGNED, PUBLISHED, AND DECLARED by Judy Carol Carter Caldwell, the testator, as and for the testator's last will and testament, in the presence of us who at the testatrix's request, in the testator's

Initials

presence, and in the presence of each other, all being present at the same time, have hereunto subscribed our names as witnesses and do hereby certify that we believe the testator to be of sound and disposing mind and memory.

Witness

354 Frey St Ashland City TN 37015
Address

Witness

354 Frey St Ste F Ashland City TN 37015
Address

Subscribed and sworn to before me in my presence, this 10 day of March 2023, a Notary Public in and for the county of Cheatham State Of Tennessee

Amalie B. Ray
(Signature) Notary Public

My Commission Expires 07/09/2024



Initials