Karen Johnson Davidson County
Batch# 1189425 WILL
10/02/2024 04:05:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20241002-0076593

STATE OF TENNESSEE

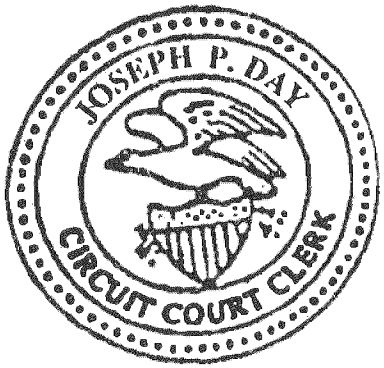
I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, do hereby certify that the foregoing is a true and complete copy of the Last Will and Testament heretofore filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, on the 2nd day of October, 2024, in Docket Number24P1911, IN RE: Leigh Binkley, 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 2nd day of October in the year 2024 and in the 248 year of American Independence.

JOSEPH P. DAY, Clerk

By: _____
Deputy Clerk

[SEAL]



24P1911

FILED
OCT 02 2024
JOSEPH P. DAY, Clerk
Deputy

Last Will and Testament of LEIGH BINKLEY

I, **Leigh Binkley,** of Davidson County Tennessee, being of sound mind and disposing memory and realizing the uncertainty of life, do hereby make, publish and declare this my Last Will and Testament, hereby revoking all Wills and codicils made by me at any time heretofore.

ITEM I

I desire and direct that all of my just debts and my funeral expenses be first paid by my Executrix out of any funds coming into her hands as such Executrix. Further, I direct that my Executrix pay all my lawful debts, including the expenses of administration of my estate, inheritance, and other taxes that may be imposed upon my estate, including interest and penalties thereon, as soon after my death as is practical. Provided, however, that debts secured by mortgages or other security instruments may be paid off or restrained in the discretion of the Executrix.

ITEM II

I hereby nominate and appoint **CRYSTAL TRACY REID,** Executrix of this My Last Will and Testament and I direct that no bond or security be required of her in acting as my

Executrix. If my Executrix is unable for any reason to carry out her duties as my Executrix, then I nominate **HUGH REID** to serve as my Executor with the same conditions.

ITEM III

I excuse my Executrix from the necessity of filing an inventory and all accounting including the Final Accounting with the Court. My Executory shall be held harmless by my Estate from any and all claims that creditors might make against him or her personally arising out of the administration of my Estate.

ITEM IV

I hereby give, devise and bequeath my real property at 905 Gwynn Drive, Nashville, Tennessee 37216 to **my niece Crystal Tracy Reid** in fee simple. Further, all household goods and furnishings therein shall also go to **my niece Crystal Tracy Reid**. I do not have any biological children, however, I have had custody of my niece since she was a little girl and therefore, I make this bequest to her.

ITEM V

I hereby give, devise and bequeath all of my personal property, which shall include any and all bank accounts, vehicles, retirement accounts, not otherwise bequested to **my niece Crystal Tracy Reid**. If for some reason, my niece predeceases me then her share

202410020076593

shall pass to her children.

ITEM VI

I hereby give, devise and bequeath all the rest and residue of my estate consisting of all property, real, personal and mixed, wheresoever situated to **my niece Crystal Tracy Reid.** If for some reason, my niece predeceases me then her share shall pass to her children.

ITEM VII

I empower my Executrix to sell any real or personal property that I may own at the time of death, and said Executrix shall not be limited as to the time, place and manner of the sale and shall have full power to do all acts and execute all documents of title the same as I could during my lifetime. My Executrix, in her sole discretion, shall determine the best price attainable for the sale of any real or personal property.

ITEM VIII

Any real property that I own at my death is to be administered as part of my probate estate subject to the control of the Executrix for purpose of administration, as authorized by Tennessee Code Annotated Section 31-2-103(a). So long as the Executrix serves, the Executrix shall have the same power over the title to real property as an

202410020076593

absolute owner would have, including but not limited to the power to sell, mortgage, lease, or otherwise convey any interest in any real property without the joinder, consent or approval of any heir, legatee, beneficiary, court, or other person, provided that in exercising such power the Executrix shall be acting in a fiduciary, not an individual capacity.

ITEM IX

My Executrix herein named shall have all the powers, duties, and discretions contained in T.C.A. § 35-50-110, which I incorporate herein by reference as fully and completely as is copied verbatim, in addition to those powers, duties and discretions elsewhere set forth herein or now or hereinafter conferred by law.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name this 14 day of July, 2020.

LEIGH BINKLEY

* * * * * * * * * * *

Signed by the said **Leigh Binkley**, as and for her Last Will and Testament, consisting of **four (4)** typewritten pages, in the presence of us, the undersigned, who at her request and in her sight and presence, and in the presence of each other have subscribed our names as attesting witnesses the day and date above written.

Theresa R. Tilt
WITNESS

4979 Lebanon Pike Suite C
Old Hickory TN 37138
ADDRESS

K Cornell
WITNESS

4985 Lebanon Pk.
ADDRESS Old Hickory. TN 37138

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This day personally appeared before the undersigned authority Theresa R. Gibson and Kristin Courtwright having been first duly sworn, did depose and say:

That they are the same persons who subscribed their names as witnesses to the annexed Last Will and Testament of **Leigh Binkley**, bearing date of 14th day of July, 2020; that the Testatrix signed and acknowledged the paper writing here annexed as and for her Last Will and Testament in their presence; that at the time the Testatrix was of sound and disposing mind and memory, and over the age of 18 years; that, at the request of the Testatrix they signed their names to the paper writing in the presence of the Testatrix and in the presence of each other, as attesting witnesses; that the witnesses are adult citizens and residents of the State of Tennessee; and that they are making this Affidavit at the request of the Testatrix to be offered when the Last Will and Testament is presented for Probate.

Theresa R Gibson
WITNESS
4979 Lebanon Pike, Suite C, Old Hickory TN 37138
ADDRESS
Kristin Courtwright
WITNESS
4985 Lebanon Pk. Old Hickory, TN 37138
ADDRESS

Subscribed and sworn to before me this 14th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 3/4/2023

T.J. CROSS-JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, do hereby make oath that I am a licensed attorney and/or the 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 10/2/24.

Date

Celia Stewart Rouse

Affiant Signature

10/2/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 2nd day of October, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY