Karen Johnson
Batch # 1212497
12/04/2024 10 25 10 AM
Fees $52 00 Taxes $0 00
Davidson County
WILL
10 pgs
20241204-0094107

STATE OF TENNESSEE

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the LAST WILL AND TESTAMENT heretofore filed in the SEVENTH Circuit Court for Davidson County, Tennessee, on the 15 day of JULY, 2020, in Docket Number 20P985, IN RE: MCCARGO, THERESA JOHNSON, 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 04 day of DECEMBER in the year 2024 and in the 248 year of American Independence.

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk

[SEAL]
JOSEPH P. DAY
CIRCUIT COURT CLERK

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20P985

FILED

JUL 15 2020

LAST WILL

OF

THERESA JOHNSON MCCARGO

FRANK ROSS BRAZIL

6219 NEIGHBORLY AVENUE

NASHVILLE, TN 37209

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LAST WILL AND TESTAMENT

OF

THERESA JOHNSON MCCARGO

My name is Theresa Johnson McCargo, and I am a resident of Davidson County, Tennessee. I am of sound and disposing mind and memory, and I am over the age of eighteen (18) years I am not acting under any duress, menace, fraud, mistake, or undue influence, and I therefore do make, publish, and declare this to be my last Will and Testament, hereby expressly revoking all Wills and Codicils previously made by me.

ARTICLE I. DECLARATIONS

1.1 Bobbie McCargo is my daughter, and all references herein to "daughter" shall refer to her.

1.2 Harold W. Wolcott is my grandson, and all references herein to my "grandson" shall refer to him.

1.3 Jennifer Langston is my housekeeper.

ARTICLE II. EXECUTOR

2.1 **Appointment of Executor.** I appoint my attorney, Frank Ross Brazil, as Executor of my estate and provide if this Executor is unable or unwilling to serve, then I appoint my grandson, Harold W. Wolcott as alternate Executor. My Executor shall be authorized to carry out all provisions of this Will and pay my just debts, obligations, and funeral expenses.

2.2 **Accounting and Inventory of Estate.** Unless such is required by applicable state law, I hereby excuse my Executor from the requirement of

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filing an accounting or a detailed inventory of my estate in the probate proceedings.

2 3 **Bond is Excused.** I direct that my Executor be permitted to serve without bond. If the law should require a bond for such Executor, then I authorize such bond to be purchased using funds of my estate.

ARTICLE III. EXPENSES, DEBTS, AND TAXES

3.1 **Expenses, Debts, and Taxes.** All of my lawful debts, funeral expenses, and expenses of the administration of my estate are to be paid from my general estate as soon as is practicable after my death at the direction of my Executor

3.2 **Secured Debts.** I do provide, however, that any debts of mine which are secured by mortgages, deeds of Trust, or other security instruments may be paid from my general estate, or such debts may be continued according to their terms and the property interest delivered to the beneficiary subject to the unpaid balance of the obligation, with the option at the discretion of my Executor.

3.3 **Ancillary Administration.** If, at the time of my death, I own or have an interest in property located outside the state of my domicile and requiring ancillary proceedings, I authorize the payment from my domiciliary estate of the cost of ancillary and similar proceedings in other jurisdictions. To such extent as may be allowed by the laws of another jurisdiction, I authorize my Executor to serve in the same or similar capacity, alone or with someone else, if required, and without bond unless required by law.

ARTCLE IV. BEQUESTS

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4.1 I give my entire interest in the real property located at 725 Stirrup Court, Nashville, TN 37221 to my grandson, Harold W. Wolcott. I hope that my grandson will choose to make my home his permanent residence and enjoy it as I have.

4.2 I leave a one-time gift of $3,500.00 to my daughter, Bobbie McCargo

4.3 I leave the entirety of my remaining financial estate, including cash, checking accounts, savings accounts, and all other accounts, along with my stocks, bonds, and insurance policies of any kind whatsoever, whether known or unknown, to my grandson, Harold W. Wolcott

4 4 I leave my Waterford Crystal to my grandson, Harold W. Wolcott.

4.5 I leave my shotgun collection, my knife collection, and my coin collection to my grandson Harold W. Wolcott

4.6 I leave the leather living room furniture found in the front room of my home to my house keeper Jennifer Langston.

ARTICLE V. RESIDUARY ESTATE

5.1. **Lapsing Bequests.** If a named beneficiary to this Will predeceases me, the bequest to such person shall lapse, and the property shall become a part of the residuary estate.

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5.2 **Residuary Bequest.** I give, devise, and bequeath all of the rest, residue, and remainder of my estate, of whatever kind and character, and wherever located, to my grandson, Harold W. Wolcott.

ARTICLE VI. ADDITIONAL POWERS OF THE EXECUTOR

6.1 **Powers of Appointment.** I am not aware of any powers of appointment vested in me, but to such extent as I can do so, I authorize my Executor to exercise or decline to exercise such powers of appointment as he or she determines to be in the best interest of my estate and the beneficiaries of my estate.

6.2 **Payment of Penalties and Interest.** I authorize my Executor to pay from my general estate any interest which may accrue on debts or taxes due from my estate. Provided also, I authorize the payment of any penalties assessed as a charge against my estate so long as they are not the result of willful dereliction of duty by my Executor.

ARTCLE VII. OTHER PROVISIONS

7.1 **Burial.** I desire to be buried in the Middle Tennessee State Veterans Cemetery in Davidson County, Tennessee, along with the remains of my late husband, Perry Emery McCargo.

ARTICLE VIII. SEVERABILITY AND SURVIVAL

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8.1 If any part of this Will is declared invalid, illegal, or inoperative for any reason, it is my intent that the remaining parts shall be effective and fully operative.

IN WITNESS WHEREOF, I, Theresa Johnson McCargo, hereby set my hand to this last Will and Testament, on each page of which I have placed my initials, on this 30 day of OCT., 2017 at Davidson County, State of Tennessee.

Theresa Johnson McCargo [Signature]

Theresa Johnson McCargo

725 Stirrup Court

Nashville, TN 37221

WITNESSES

The foregoing instrument, consisting of 6 pages, including this page, was signed in our presence by Theresa Johnson McCargo and declared by her to be her last Will and Testament. We, at the request and in the presence of her and in the presence of each other, have subscribed our names below as witnesses. We declare that we are of sound mind and of the proper age to witness a Will, that to the best of our knowledge the testator is of the age of majority, or is otherwise legally competent to make a Will, and appears of

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sound mind and under no undue influence or constraint. Under penalty of perjury, we declare these statements are true and correct on this 30 day of October, 2017 at Davidson County, State of Tennessee.

Jeremey Cade Crowson [Signature of Witness #1]
Jeremey Cade Crowson [Printed Name]
3408-A Trimble Road [Address of Witness #1, Line 1]
Nashville, TN 37215 [Address of Witness #1, Line 2]

Frank Ross Brazil [Signature of Witness #2]
Frank Ross Brazil [Printed Name]
6219 Neighborly Avenue [Address of Witness #2, Line 1]
Nashville, TN 37209 [Address of Witness #2, Line 2]

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SELF-PROVING AFFIDAVIT

State of Tennessee

County of Davidson

We, Theresa Johnson McCargo,
Jeremey Cade Crowson, and
Frank Ross Brazil, the
testator and the witnesses respectively, whose names are signed to the attached instrument in those capacities, personally appearing before the undersigned authority and first being duly sworn, do hereby declare to the undersigned authority under penalty of perjury that the testator declared, signed, and executed the instrument as his/her last will; he/she signed it willingly or willingly directed another to sign for him/her; he/she executed it as his/her free and voluntary act for the purposes therein expressed; and each of the witnesses, at the request of the testator, in his or her hearing and presence, and in the presence of each other, signed the will as witness and that to the best of his or her knowledge the testator was at that time eighteen (18) years of age or older, of sound mind and under no constraint or undue influence

Theresa Johnson McCargo [Signature of Testator]

Theresa Johnson McCargo

725 Stirrup Court

Nashville, TN 37221

Jeremey Cade Crowson [Signature of Witness #1]

Jeremey Cade Crowson [Printed Name of Witness #1]

3408-A Trimble Road, Nashville, TN 37215 [Address of Witness #1, Line 1]

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_____ [Address of Witness #1, Line 2]

_____ [Signature of Witness #2]

Frank Ross Brazil [Printed Name of Witness #2]

6219 Neighborly Avenue [Address of Witness #2, Line 1]

Nashville, TN 37209 [Address of Witness #2, Line 2]

Subscribed, sworn, and acknowledged before me,

SARAH RANDOLPH, a notary public,

by THERESA JOHNSON MCCARGO, the testator,

and by JEREMEY CADE CROWSON, and

FRANK ROSS BRAZIL, the witnesses,

this 30TH day of OCTOBER, 2017

[NOTARIAL SEAL]

Notary Public's Signature

My Commission Expires: 9.7.2021

SARAH RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY