STATE OF TENNESSEE

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IN RE: ***MARIE ROSE SULLIVAN***

Docket No: ***24P2356***

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 document heretofore entered in the above styled case on December 12, 2024 in the Seventh Circuit Court for Davidson County, Tennessee, 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, on December 12, 2024.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____ ***Deputy Clerk***

EFILED 12/12/24 12 01 PM CASE NO 24P2356 Joseph P Day, Clerk

24P2356

LAST WILL AND TESTAMENT

OF

MARIE ROSE SULLIVAN

FILED
DEC 12 2024
JOSEPH P. DAY, Clerk
By: D.C.

THIS DOCUMENT PREPARED BY:

Kennedy & Associates, PLLC
3052 Lebanon Pike
Nashville, Tennessee 37214
Phone: (615) 883-4998
Fax: (615) 883-4848

EXHIBIT A

EFILED 12/12/24 12 01 PM CASE NO 24P2356 Joseph P. Day, Clerk

LAST WILL AND TESTAMENT OF MARIE ROSE SULLIVAN

FILED
DEC 12 2024
By JOSEPH R DAY, Clerk
Deputy

BE IT KNOWN ON THIS DAY THAT,

I, **MARIE ROSE SULLIVAN**, being of legal age and of sound and disposing mind and memory and not acting under duress, menace, fraud, or undue influence of any person, do make, declare, and publish this to be my Last Will and Testament. I hereby revoke any and all prior Wills or Codicils I may have previously made.

ARTICLE ONE
Statement of Family

1.1 Spouse. I am not married.

1.2 Children. I have three (3) daughters, Sharon Brown of Hermitage, Tennessee: Jeanne Nolan of Smyrna, Tennessee; and, Lisa Graves of Nashville, Tennessee

ARTICLE TWO
Designation of Fiduciaries

2.1 Appointment of Executor. I nominate the following persons to serve as Executor of this Will, with such persons to act successively and in the order named:

I nominate my daughters, Jeanne Nolan and Lisa Graves to serve as Co-Executrixes. In the event that an Executrix predeceases me, or for any reason fails to qualify, is unable or unwilling to serve in this capacity, or ceases to act as my Executor, then the remaining Co-Executrix shall serve alone.

2.2 Waiver of Bond, Inventory, and Accounting. To the extent permitted by applicable law, no Co-Executors shall be required to furnish bond, file any inventory or file any accountings with respect to the performance of the Executor's duties.

2.3 Compensation. Any person serving as Executor will render valuable services for which payment of a reasonable fee will be deserved. If any such person desires to be paid a fee, then I do not want any individual serving as Executor to be required to seek approval of a fee from any Court or beneficiary. Accordingly, I authorize any individual serving as Executor to receive and be paid a fee not to exceed the fee that would be charged by a bank or corporate trustee selected by the Executor and located in either my or the Executor's community. If two or more individuals serve at the same time, they

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shall each receive an equal share of the fee as determined above, unless they agree to divide the fee otherwise. Any person serving as Executor shall also be reimbursed for expenses properly incurred.

ARTICLE THREE
Disposition of Tangible Personal Property and Specific Bequests

3.1 Tangible Personal Property Definition. "Tangible personal property" includes, but is not limited to, clothing, personal effects, objects of art, collectibles, jewelry, books, glassware, silverware, flatware, other household goods, furniture, furnishings, sports equipment, lawn and farm equipment, motor vehicles, boats, and other similar articles of tangible personal property that I own at my death that are subject to administration by my Executor, including all policies of insurance or the proceeds of policies of insurance that are insuring such property. Tangible personal property does not include money, evidences of indebtedness, securities, tangible personal property used in any trade or business in which I have an interest, or tangible personal property specifically devised in this Will.

3.2 General Bequest of Tangible Personal Property. I bequeath to my three (3) daughters all of my tangible personal property except for any tangible personal property specifically bequeathed to another in this Will or in any document described in this Will.

If any of my daughters do not not survive me, I bequeath all of my tangible personal property, except for any tangible personal property specifically bequeathed to another in this Will or in any document described below in this Will, to the surviving daughters.

All tangible personal property that I may own at the time of my death, which is not otherwise bequeathed under this Will, shall become a part of my residuary estate, to be distributed as hereinafter provided.

3.3 Memorandum. I may leave a letter or other written document, either in my own handwriting or signed by me or both, addressing the distribution of certain items of my tangible personal property. It is my desire that the wishes expressed in such document be carried out.

3.4 Related Expenses. All reasonable expenses of storing, packing, shipping, delivering, insuring, or selling my tangible personal property shall be paid as an expense of administration and charged against my residuary estate.

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ARTICLE FOUR
Disposition of Real Property and Residuary Estate

4.1 Definition. My residuary estate is all property that is subject to administration by my Executor and not effectively disposed of by the preceding provisions of this Will.

4.2 Residuary Outright to my three (3) daughters. If my daughters survive me, I bequeath all the rest, residue, and remainder of the assets passing under this Will as a result of, or upon, my death to them in equal shares outright and free of trust.

4.3 Residuary Outright to Named Beneficiaries if my daughters do not survive me. If my daughter Sharon Brown does not survive me, I direct that her distributive share shall be given to my surviving daughters. If either Jeanne Nolan or Lisa Graves does not survive me, their shares of my estate shall be distributed *per stirpes*.

4.4 Alternate Ultimate Distribution Provision. If, at my death, my Beneficiaries, and all descendants of my Beneficiaries are all deceased, then my residuary estate shall be distributed to my heirs at law.

4.5 Real Property. I hereby bequeath to my daughter, Lisa Graves, a life estate in the real property located at 309 Woodberry Drive, Nashville, Tennessee 37214. If my daughter, Lisa Graves, does not survive me or decides to sell the real property the proceeds of the sale will be divided in equal shares to my three (3) daughters outright and free of trust. If my daughter Sharon Brown does not survive me, I direct that her share of the real property shall be given to my surviving daughters. If either Jeanne Nolan or Lisa Graves does not survive me, their share of the real property shall be distributed *per stirpes*.

ARTICLE FIVE
Administrative Provisions

5.1 Payment of Debts, Taxes, and Administration Expenses. All of my legally enforceable debts (except secured debts, which may be paid or retained in the discretion of the Executor, and if paid shall be without right of contribution from my daughters, my funeral expenses, and the expenses of administration of my estate shall be paid by my Executor when practicable. All debts and expenses shall be paid from funds considered to be in the residue of my estate and shall not reduce any specific gifts, devises, or bequests so long as there are sufficient funds in the residue to pay any required amounts of debts and expenses. If there are not sufficient funds in the residue to pay all required debts and expenses, I direct my Executor to reduce any specific gifts, devises, or bequests on a proportional basis in order to pay all required debts and expenses.

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My Executor shall pay out of my residuary estate all estate, inheritance and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this Will or otherwise, as an expense of administration, without apportionment.

This provision shall not extend the statute of limitations for the payment of debts, or enlarge upon my legal obligation or any statutory duty of my Executor to pay debts.

5.2 Powers of Executor. I grant to my Executor any and all of the powers that an Executor may exercise under the applicable laws of the State of Tennessee.

If Multiple Executors serve they are to serve jointly and the signatures of all then-serving Executors are required in order to exercise the powers of such office, subject, however, to the following exceptions: if at any time there are two (2) or more persons serving in a fiduciary capacity hereunder, then, by a sworn written statement, each such person may grant to the other(s) the power and authority to act alone and without the consent of the other person(s) for all purposes or for designated purposes hereunder; and, if at any time there are three (3) or more persons serving in a fiduciary capacity hereunder, and if they are not in unanimous agreement as to any action hereunder, then they shall act by majority consent concerning the action in question.

Any real property I own at my death is to be administered as a part of my probate estate subject to the control of the Executor for purposes of administration, as authorized by Tennessee Code Annotated Section 31-2-103.

The proceeds of any life insurance payable to my Executor or my estate are to be free from the claims of creditors, and are to be held and distributed as provided by the terms of this Will. My Executor may use (but shall not be required to use) any portion of such proceeds as my Executor deems advisable, exercising a reasonable discretion, for the payment of debts, expenses and taxes, but only if my Executor deems such use of the proceeds to be in the best interests of my legatees and beneficiaries hereunder.

5.3 Choice of Law. The laws of the State of Tennessee shall govern this Will.

5.4 Minority or Incapacity. During the minority or incapacity of any person (the "beneficiary") to whom any trust income or any trust principal or any cash bequest or gift or any other distribution of property is payable, the Executor or Trustee, exercising a reasonable discretion, may make distribution in any one or more of the following ways: (1) directly to such beneficiary such amount as the Executor or Trustee may deem advisable as an allowance; (2) to the guardian, conservator or limited guardian (including the Executor or Trustee) of the person or of the property of such beneficiary; (3) to a custodian (including the Executor or Trustee) in accordance with the Tennessee Uniform Transfers to Minors Act, to hold until such person reaches age eighteen (18) or any lower

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age that such custodian determines appropriate; (4) to a relative (including the Executor or Trustee) of such beneficiary upon the agreement of such relative to expend such income or principal solely for the benefit of the beneficiary; or (5) by expending such income or principal directly for such beneficiary; or (6) to invest in or contribute to a qualified Internal Revenue Code Section 529 plan as an account owner on behalf of a beneficiary and exercise any options under such account consistent with the purposes set forth herein.

If the capacity of any person who is an Executor or Trustee or beneficiary under this Will is in question, the person in question shall be conclusively deemed to be incapacitated for all purposes under this Will upon the first to occur of the following:

(1) a written statement that because of any disability, illness, or other reason the person in question is unable to give prompt and intelligent consideration to his or her financial and/or legal affairs (a legal adjudication of incapacity, or a certification tantamount thereto, shall not be required to invoke this provision), which is signed by such person's personal, attending physician; or

(2) a determination by a court of competent jurisdiction holding the person in question to be legally incapacitated to act in such person's own behalf or the appointment by such court of a guardian or conservator of such person's person or property.

ARTICLE SIX
Miscellaneous Provisions

6.1 References to Executor. For convenience, any Executor or Trustee or other fiduciary named or referred to (including any alternate or successor) is sometimes referred to in the singular person and masculine gender, regardless of the number or gender of those actually named herein.

6.2 Distribution to Descendants. Unless specifically provided otherwise herein, references to descendants shall include natural-born and adopted descendants. Distribution to the descendants of any deceased person under this Will shall be per stirpes.

6.3 Survivorship. If any beneficiary under this Will fails to survive me by one hundred twenty (120) hours, it shall be deemed for all purposes of this Will that such beneficiary did not survive me.

6.4 Simultaneous Death. If my daughters and I shall die simultaneously or under such circumstances as to render it impossible to determine which of us died first, I direct that I shall be deemed to have predeceased my daughters.

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6.5 Headings and Titles. The headings and paragraph titles are for reference only and are not intended to have legal effect nor shall they define or limit the provisions contained therein.

IN WITNESS WHEREOF, I, **MARIE ROSE SULLIVAN**, the Testatrix, sign this Last Will and Testament in the presence of the persons witnessing it, at my request, on this the 22 day of Sept., 2020.

Marie Rose Sullivan
MARIE ROSE SULLIVAN

Signed and declared by **MARIE ROSE SULLIVAN**, to be his/her Last Will and Testament in the presence of all of us at one and the same time, and we, at her request and in her presence and in the presence of each other, have subscribed our names as witnesses, and we do hereby attest to the sound and disposing mind of **MARIE ROSE SULLIVAN**, that he/she is eighteen (18) years of age or older, and to the performance of the aforesaid act of execution on the date set out above.

WITNESSES:

Dwight
Signature

David Kennedy, JR
Print Name

3052 Lebanon Road Nashville, TN 37214
Address

Tiffany Beckman
Signature

Tiffany Beckman
Print Name

3052 Lebanon Pike, Nashville, TN 37214
Address

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SELF PROVING AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned persons, after first being duly sworn according to law, depose and say:

1 They witnessed the execution of the Will of **MARIE ROSE SULLIVAN** to which this Affidavit is attached, and that this Affidavit is being made at the request of such person and in accordance with the provisions of Tennessee Code Annotated Section 32-2-110.

2. Their signatures are affixed to the Will, they signed the Will at the request of such person, and in the presence of such person, and in the presence of each other witness, on the date recited in said Will.

3. **MARIE ROSE SULLIVAN** signed said paper writing as and for such person's Will in their sight and presence.

4. At the time they witnessed the Will, **MARIE ROSE SULLIVAN** was eighteen (18) years of age or older, and, in their opinion, of sound mind.

Signature

David Kennedy, JR.
Printed Name

Signature

Tiffany Beckman
Printed Name

Sworn to and subscribed before me by the two (2) persons whose signatures are affixed hereto on this the 23rd day of September, 2020.

Notary Public

My Commission Expires: 03/08/2021

THIS DOCUMENT PREPARED BY:
Kennedy & Associates, PLLC
3052 Lebanon Pike
Nashville, Tennessee 37214
Phone: (615) 883-4998
Fax: (615) 883-4848