STATE OF TENNESSEE

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Karen Johnson Davidson County
Batch # 1245508 WILL
03/10/2025 02:33:07 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250310-0017951

IN RE: ***RONALD DON O'DONNILEY***

Docket No: ***24P676***

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 May 15, 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 March 10, 2025.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk

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24P676

FILED
MAY 15 2024
JOSEPH P. DAY, Clerk
By D. Rivera Deputy

Last Will and Testament

OF

RONALD DON O'DONNILEY

I, **RONALD DON O'DONNILEY**, an adult resident citizen of Davidson County, Tennessee, being of the age of eighty-one (81) years, residing at 2603 Belmont Boulevard, Nashville, Tennessee, and being of sound and disposing mind and memory, do make, publish, and declare this instrument of writing to be my Last Will and Testament, hereby revoking any and all previous wills or codicils made by me at any time.

ARTICLE I

PAYMENT OF DEBTS AND TAXES

I hereby direct my Personal Representative, or Substitute Personal Representative, herein named to pay all of my just debts which may allowed against my estate, as soon after my death as can be conveniently done and as allowed by law. I further direct my Personal Representative, or Substitute Personal Representative, to pay all taxes due at my death, whether income or estate taxes, all of which shall be first paid prior to any distribution of my estate.

ARTICLE II

APPOINTMENT OF PERSONAL REPRESENTATIVE

I do hereby appoint my wife, **KAREN JANE O'DONNILEY**, to serve as Personal Representative of this Will to serve without the necessity of bond, inventory, and accountings. In the event that KAREN JANE O'DONNILEY has predeceased me, or for any reason is unable or unwilling to serve, I do hereby appoint my children, BRIAN SHAMUS O'DONNILEY and KATHERINE ALANNA O'DONNILEY to serve as Co-Personal Representatives upon the same

 Initials: ____

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terms and conditions as listed above.

Without limiting the powers granted by law, and without limiting the provisions of this my Last Will and Testament, I grant unto the Personal Representative all the powers granted fiduciaries under Tennessee Code Annotated §35-50-110, as it presently exists or as it may be later amended.

ARTICLE III

BURIAL INSTRUCTIONS

I direct that I be buried above ground at any location my Personal Representative deems appropriate. I direct that my funeral expenses in an amount not to exceed Fifteen Thousand and no/100 Dollars ($15,000.00) be paid out of the proceeds of my estate.

ARTICLE IV

REAL ESTATE

I hereby devise a life estate in the following real property that I own in Nashville, Tennessee, to wit; 2603 Belmont Boulevard, Nashville, Tennessee, and Unit C-103, Green Hills Terrace, 1900 Richard Jones Road, Nashville, Tennessee, to my wife, Karen Jane O'Donniley, with remainder at her death to my children, Brian Shamus O'Donniley and Katherine Alanna O'Donniley. If either of these two children predecease my Wife, then their surviving issue will receive the remainder interest of that deceased child, *per stirpes*.

I hereby devise all my interest in the real property that I own in Shawnee Shores, near Hemphill, Texas, to my wife, Karen Jane O'Donniley.

ARTICLE V

SPECIFIC BEQUESTS

I hereby make the following specific bequests:

 Initials: 

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1. To my wife, Karen Jane O'Donniley, I leave my 2007 Jeep Laredo;
2. To my son, Brian Shamus O'Donniley, I leave my 1984 Oldsmobile Cutlass;
3. I direct my Personal Representative or Substitute Personal Representative to sell my remaining two vehicles and the proceeds from the sale be placed in an interest-bearing account in the name of my grandson, Hunter O'Donniley, and be delivered to him upon his attaining the age of eighteen (18) years;
4. To my daughter, Tara O'Donniley, I leave the AFREMOV Paintings; and
5. To my friend, Joseph H. Johnston, Esq., all my law books.

ARTICLE VI

RESIDUARY ESTATE

I leave my remaining estate, whether real, personal, or mixed property, to my Wife, Karen Jane O'Donniley, or her issue, then surviving, *per stirpes*.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this, my Last Will and Testament, consisting of this and two preceding typewritten 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 the ~~24th~~ 23rd day of February 2024.

RONALD LON O'DONNILEY

Initials:

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The foregoing instrument, consisting of this and three preceding typewritten pages, was signed, published, and declared by RONALD DON O'DONNILEY to be his Last Will and Testament, in our presence, and we, at his request and in his presence and in the presence of each other, have hereto subscribed our names as witnesses this the ~~24th~~ 23rd day of February 2024, at Nashville, Tennessee.

Witness

Residing at 520 Hearthstone Cir
Brentwood TN 37027

Cell Phone No: 615-417-0114

Witness

Residing at 8629 Lawson Dr
Antioch TN 37013

Cell Phone No: 615-406-9624

This instrument prepared by: Jon S. Jablonski
320 Seven Springs Way
Suite 250
Brentwood, TN 37027
(615) 386-7164

Initials:

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

RE: RONALD DON O'DONNILEY

The undersigned, who are witnesses to the Will of the above-named Testator to which this Affidavit is attached, being duly sworn, according to law, may hold as follows:

1. That each of us is an adult resident of the State of Tennessee and that we are witnesses to a Will executed by RONALD DON O'DONNILEY on this 23rd day of February 2024.

2. That the Testator declared the above-dated instrument to be his Last Will and Testament and requested that each of us be witnesses thereto. That the Testator signed said Will in the presence of each of us and that we, in his presence and in the presence of each other, signed said Will as witnesses on the date and at the place indicated above.

3. That at the time of the execution of said Will, each of us is of the opinion that the Testator was of sound mind and was over eighteen years of age.

4. That this Affidavit is executed on this the 23rd day of February 2024 in accordance with Chapter 568 of the Public Acts of Tennessee of 1972.

WITNESS

WITNESS

Sworn to and subscribed before me
This 23rd day of February 2024.

Leanne J Bender
NOTARY PUBLIC

My commission expires: May 3, 2027

LEANNE J. BENDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027