THIS INSTRUMENT PREPARED BY:
Elizabeth Ryder Sykes, Esq.
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Brentwood TN 37027

Karen Johnson Davidson County
Batch# 1246117 AFFIDAVIT
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SCRIVENER'S AFFIDAVIT FOR AFFIDAVIT OF INHERITANCE REGARDING MAP AND PARCEL 161 02 0 159.00 OF RECORD AT INSTRUMENT NO. 20250218-0011855 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Elizabeth Ryder Sykes, Esq., preparer of the Affidavit of Inheritance Regarding Map and Parcel 161 02 0 159.00, Register's Office for Davidson County, Tennessee, having been duly sworn, certifies the following:

That by inadvertent mistake, an error was made by the failure to include and attach the Last Will and Testament of Maxine K. Turney to the Affidavit of Inheritance Regarding Map and Parcel 161 02 0 159.00, as referenced in Paragraph 6.

This Affidavit is being recorded to include and attach the Last Will and Testament of Maxine K. Turney to the Affidavit of Inheritance Regarding Map and Parcel 161 02 0 159.00 of record at Instrument No. 20250218-0011855, and should be relied on for that purpose.

IN WITNESS WHEREOF I have set my hand this 10th day of March, 2025.

Elizabeth Ryder Sykes

Elizabeth Ryder Sykes, Esq.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **ELIZABETH RYDER SYKES**, with whom I am personally acquainted, and acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 10th day of March, 2025.

Lynne E. Neeley

Notary Public

LYNNE E. NEELEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: 9/7/2026

EFILED 02/03/25 09:45 AM CASE NO. 25P188 Joseph P. Day, Clerk

25P188

FILED
JAN 31 2025
JOSEPH P. DAY, Clerk
By _____ Deputy

LAST WILL AND TESTAMENT

OF

MAXINE K. TURNEY

THIS INSTRUMENT PREPARED BY:
S. Brad Dozier, CFP®, CSA®
Attorney-At-Law
615-584-7885 Phone
4825 Trousdale Drive, Suite 231
Nashville, Tennessee 37220

LAST WILL AND TESTAMENT

OF

MAXINE K. TURNEY

I, Maxine K. Turney, of Nashville, Davidson County, Tennessee, being of sound mind, and disposing memory, do hereby make, publish and declare this as my Last Will and Testament, hereby revoking all Wills and Codicils heretofore made by me.

Article I
Family

A. Spouse. I am not married.

B. Children. I have two children, my son, Steven M. Turney born 08/26/1974 and my daughter, Lisa D. Strawn born 03/12/1980. Any references in this Will to my child or my children shall refer to these children.

C. Issue. References to issue in this Will shall refer to both my natural-born and descendants.

Article II
Tangible Personal Property

A. I may bequeath certain items from among my tangible personal property in accordance with the provisions of a handwritten memorandum written entirely in my handwriting. I incorporate this memorandum into this Will. Unless otherwise provided in the memorandum, each bequest therein is contingent upon my owning the item or items bequeathed at my death and upon the recipient surviving me.

B. I bequeath to my children who survive me such items, if any, from among this property, which the Personal Representative, exercising an absolute discretion, determines appropriate for each child to have subject to paragraph A above and Article III, below. If a child is a minor, any items selected for that child shall be delivered to an adult of the Personal Representative's choosing (including the Personal Representative), to hold in safekeeping until such time as that child has reached the age of majority. Any items not selected for my children shall, in the absolute discretion of the Personal Representative, be distributed or disposed by the Personal Representative in any one or more of the following ways: to an adult of the Personal Representative's choosing (including the Personal Representative)

to hold in safekeeping for any minor child until the minor is an adult; or to charity (with respect only to clothing, appliances, furniture or other items of relatively insignificant value); or sell any items, and add the cash proceeds from the sale to my residuary estate.

Article III
Specific Bequests

I make the following specific bequests:

A. Any and all Hummel Figurines owned by me to my daughter, Lisa D. Strawn.

B. Any and all Fenton glass pieces owned by me to my daughter, Lisa D. Strawn.

C. The piano owned by me to my daughter, Lisa D. Strawn.

Article IV
Residuary Estate

A. Payment of Debts, Administration Expenses, and Taxes. All of my legally enforceable debts (except secured debts, which may be paid or retained in the discretion of the Personal Representative), my funeral expenses and the expenses of administration of my estate, both domiciliary and ancillary, shall be paid by my Personal Representative as soon as practicable after my death. My Personal Representative 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.

B. Distribution of Residuary Estate. My Personal Representative shall divide the rest and residue of my estate into two equal shares by value at the date of my death, one each for my son and my daughter and distribute them according to the following provisions:

1. One share outright and free of trust to my son, Steven M. Turney if he survives me. If he does not survive me then:

    i. To his surviving issue, per stirpes. My Personal Representative shall deliver such property to my son's, spouse, Gwynne Turney if she survives me, to hold in trust for their surviving issue, making distributions of income and principal as she sees fit.

ii. If neither my son, nor his spouse survive me, then share that would have otherwise passed to Steven M. Turney shall be delivered to the Trustee of the Turney Family Trust to be administered according to the provisions of the Article below, titled *Turney Family Trust*.

2. One share to be delivered to the Trustee of the Maxine Turney Legacy Trust, for the funding of said trust and to be administered according to the provisions of Article VII of this, my Will.

Article V
Turney Family Trust

A. Establishment of the Turney Family Trust. My Personal Representative shall deliver any share designated for the funding of this Trust from my Residuary Estate to the Trustee of the Turney Family Trust to be held in equal shares, per stirpes, for the surviving issue (hereafter "Beneficiaries") of Steven M. Turney and administered according to the following provisions.

B. Income and Principal Distributions from the Turney Family Trust. The Turney Family Trust shall be administered as follows:

1. Discretionary Distributions from Trust. The Trustee shall pay income and principal, in the Trustee's reasonable discretion, for any expenses necessary for the health, education, support or maintenance of the Beneficiaries for which assets are held in the Trust. Any undistributed income shall be incorporated annually into the principal of that Beneficiary's portion of the trust. Allowing the trustee to make independent decisions as to the needs of each Beneficiary.

2. Mandatory Distributions from Trust. The Trustee shall distribute principal from the trust for the benefit of each Beneficiary in the following manner:

i. One-third (1/3) of the balance of the Beneficiary's share of trust principal shall be paid to the Beneficiary outright when the Beneficiary reaches the age of twenty five (25).

ii. One-half (1/2) of the Beneficiary's remaining balance as of the date of this distribution shall be paid to the Beneficiary outright when the Beneficiary reaches the age of thirty (30).

iii. Any remaining principal held for the benefit of a Beneficiary by the trust shall be paid outright to that Beneficiary when the Beneficiary reaches the age of thirty five (35).

3. Guidelines for Trustee. I do not require or expect the Trustee to equalize distributions among my children. Each Beneficiary is unique and will have needs in varying amounts. The term education, wherever it is used in this Will, means formal instruction at an established educational institution at any level and includes the cost of tuition, room, board, fees, books, supplies and any other expense or allowance which the Trustee, in the Trustee's reasonable discretion, determines necessary for the educational pursuit in question.

4. Distribution of Trust Assets if Beneficiary Dies Prematurely. If the Beneficiary dies prior to the termination of the trust, then the assets of the trust shall first be utilized to pay the expenses of the proper funeral and burial of the Beneficiary's body, as the Trustee, exercising an absolute discretion, considers appropriate. Unless otherwise provided in another provision of this Will, all remaining assets held for the benefit of the deceased Beneficiary shall be distributed by the Trustee to the Beneficiary's then living issue, in accordance with the terms of Article V, Section B, Subsection 5, below. If the Beneficiary is not survived by issue, the Trustee shall distribute the remaining assets of the Beneficiary's share equally among the shares of the other beneficiaries of the Trust or outright to those beneficiaries pursuant to the terms of the Trust above.

5. Distribution to Issue of Deceased Beneficiary. The share for the issue of any deceased child shall be distributed to the issue outright and free of trust. Unless that issue is still a minor, then the assets are to be delivered to that issue's designated or appointed guardian.

Article VI
Maxine Turney Legacy Trust

A. Establishment of the Maxine Turney Legacy Trust. My Personal Representative shall deliver any share designated for the funding of this Trust from my Residuary Estate to the Trustee of the Maxine Turney Legacy Trust to be held for the benefit of Lisa D. Strawn during her lifetime and Kyra Ansley Strawn as remainder beneficiary.

B. Income and Principal Distributions from the Maxine Turney Legacy Trust. The Maxine Turney Legacy Trust shall be administered as follows:

1. Discretionary Distributions from Trust. The Trustee shall pay income and principal to or on behalf of Lisa D. Strawn (hereinafter "Lifetime Beneficiary"), in the Trustee's reasonable discretion, for any expenses necessary for her health, education, maintenance or support during her lifetime. Following the death of the Lifetime Beneficiary, if any funds remain in the trust, the Trustee shall pay income and principal to or on behalf of Kyra Ansley Strawn (hereinafter "Remainder Beneficiary"), or her legal guardian for her benefit if she is still a minor, in the Trustee's reasonable discretion, for any expenses necessary for her health, education, support or maintenance.

2. Mandatory Distributions from Trust. Following the death of the Lifetime Beneficiary, the Trustee shall make the following mandatory distributions to the Remainder Beneficiary:

    i. One-third (1/3) of the remaining balance of the trust principal shall be paid to the Remainder Beneficiary outright when the Remainder Beneficiary reaches the age of twenty five (25), or as soon as practical after the death of the Lifetime Beneficiary if the Remainder Beneficiary has already reached the age of twenty five (25) prior to the death of the Lifetime Beneficiary.

    ii. One-third (1/2) of the remaining balance of the trust principal shall be paid to the Remainder Beneficiary outright when the Remainder Beneficiary reaches the age of thirty (30), or as soon as practical after the death of the Lifetime Beneficiary if the Remainder Beneficiary has already reached the age of thirty (30) prior to the death of the Lifetime Beneficiary.

    iii. Any remaining principal held for the benefit of the Remainder Beneficiary by the trust shall be paid outright to the Remainder Beneficiary when the Beneficiary reaches the age of thirty five (35), or as soon as practical after the death of the Lifetime Beneficiary if the Remainder Beneficiary has already reached the age of thirty five (35) prior to the death of the Lifetime Beneficiary.

3. Guidelines for Trustee. It is my wish that the Trustee make funds available to Lisa D. Strawn during her lifetime to the extent they are necessary for her health, education, support or maintenance, even if distributions result in a complete exhaustion of principal of the trust. The term education, wherever it is used in this Will, means formal instruction at an established

educational institution at any level and includes the cost of tuition, room, board, fees, books, supplies and any other expense or allowance which the Trustee, in the Trustee's reasonable discretion, determines necessary for the educational pursuit in question.

Article VII
Ultimate Distribution

If any Trust or bequest under this Will fails for lack of beneficiary, other than lapsed bequests that are then included in my Residuary Estate, then I direct that property to be distributed in equal shares to my great-niece, Amanda Cessna, and my great-nephew, Jeremy Cessna.

Article VIII
Fiduciaries

A. Personal Representative. I appoint the following persons to serve as the Personal Representative of this Will, with such persons to act successively, in the order named:

1. My son, Steven M. Turney.

2. My daughter, Lisa D. Strawn.

B. To the extent permitted by applicable law, no Personal Representative shall be required to furnish bond, file any inventory or file any accountings with respect to the performance of the Personal Representative's duties.

C. Trustee. I appoint the following persons to serve, successively and in the order named, as the Trustee of any trust created herein:

1. S. Brad Dozier of Nashville, Tennessee.

2. T. Adam Dozier of Nashville, Tennessee.

D. I direct that no bond be required of any Trustee.

Article IX
Administrative Provisions

A. Real Property. I direct pursuant Tenn. Code Ann. §31-2-103 that any interests in real property which I may own at my death be administered as part of my estate

subject to the control of my Personal Representative, who shall have full power to grant, bargain, sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the sole discretion of my personal representative, without the approval or joinder of any beneficiary and without the necessity of any person or entity looking to the application of any proceeds that may or might result from any acts of my Personal Representative in the premises.

B. Life Insurance. The proceeds of any life insurance payable to my Personal Representative, my Trustee 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 Personal Representative may use (but shall not be required to use) any portion of such proceeds as my Personal Representative deems advisable for the payment of debts, expenses and taxes, but only if my Personal Representative deems such use of the proceeds to be in the best interests of my legatees and beneficiaries hereunder.

C. Powers of Personal Representative and Trustee. The Personal Representative and Trustee, in the exercise of a reasonable discretion with respect to all property, real and personal, at any time forming a part of my estate or any trust hereunder, may exercise any and all of the powers set forth in Tennessee Code Annotated § 35-50- 110, to the extent applicable, all of which provisions and powers are incorporated herein by reference (as set out in this statute on the date I sign this Will), even if this statute is amended or repealed hereafter and even if my estate or any trust hereunder is administered in a state other than Tennessee. Without in any way limiting the foregoing, the Personal Representative shall at all times during the administration of my estate be vested with all the powers, duties and authority of the Trustee herein provided, and shall be authorized to make payments in the same manner and to the same extent as if the Personal Representative were acting as Testamentary Trustee. I grant to my fiduciaries the authority to appoint resident fiduciaries to serve with them if applicable law requires.

D. Power of Trustee to Retain and Replace Investment Advisor. The Trustee of any trusts created under this Will may retain the services of a qualified individual to serve as an investment advisor to the trust or trusts. This advisor is empowered to recommend and carry out, with the approval of the Trustee, investment activity on behalf of the Trust or Trusts within the guidelines of prudent investment established under the laws governing fiduciaries in the State of Tennessee. The Trustee *shall* appoint an advisor pursuant to the terms of Article 4, Paragraph E of this Will. The Trustee is empowered to appoint a successor investment advisor if a current advisor is unable or unwilling to serve. The Trustee may remove a current advisor for any reason.

E. Rule Against Perpetuities. Anything in this Will to the contrary notwithstanding, all trusts created hereunder shall terminate one day prior to the expiration of the permissible period under the relevant application of the rule against perpetuities, if any; and upon such termination, all the assets thereof shall be distributed absolutely to those parties (and in the same proportions) as are then receiving or entitled to receive the income there from.

F. Distribution to a Minor or Incapacitated Beneficiary. During the minority or incapacity of any beneficiary to whom income or principal is payable under this Will, the Trustee, exercising a reasonable discretion, may make distribution in any one or more of the following ways: (a) directly to such beneficiary such amount as the Trustee may deem advisable as an allowance; (b) to the guardian, conservator or limited guardian (other than the Trustee) of the person or of the property of such beneficiary; (c) to a custodian (other than the Trustee) under the Uniform Transfers to Minors Act, including a custodian selected by the Trustee; (d) to a relative (other than the Trustee) of such beneficiary upon the agreement of such relative to expend such income or principal solely for the benefit of the beneficiary; or (e) by expending such income or principal directly for such beneficiary. The Trustee shall have the power, in the Trustee's reasonable discretion, to determine whether a beneficiary is incapacitated, and the Trustee's determination in such regard shall be conclusive.

G. Spendthrift Provision. Neither the income nor principal of any trust herein created, or any share thereof, shall be pledged, assigned, transferred, sold or in any manner whatsoever accelerated, anticipated or encumbered by any beneficiary, nor shall any income or principal of any trust estate hereunder be in any manner subject to or liable in the hands of the Trustee for the debts, contracts or engagements of any beneficiary or be subject to any assignment or any other voluntary or involuntary alienation or disposition whatsoever; but in all distribution of income or principal, the same shall be paid only to the beneficiary entitled, upon receipt of the beneficiary, or to others for his or her benefit as herein provided.

H. Reports of Trustee. I excuse the Trustee from making any accounting or report to any court or person regarding the administration of any trust herein created, but the Trustee shall furnish to each current or permissible income beneficiary of each trust (or to the parent or guardian of any minor beneficiary) a statement showing the receipts, disbursements and the estimated net value of the trust, on an annual or more frequent basis.

I. Resignation of Trustee. Any Trustee may resign upon thirty (30) days' written notice to the beneficiaries then receiving or entitled to receive income of the trust

and to all successor Trustees named hereunder, if any. If resignation occurs, the successor Trustee designated in the preceding Item of this Will shall serve, but if no successor Trustee is designated or able to serve, the Trustee's successor shall be appointed by a majority of such beneficiaries. If the beneficiaries fail to appoint a successor Trustee within this thirty (30) day period, the Trustee may petition the court having jurisdiction over the trust for the appointment of a successor Trustee. The successor Trustee may be a trust company or bank or other financial institution having trust powers and trust assets under management of not less than One Hundred Million ($100,000,000) Dollars. The successor Trustee does not have to be located in Tennessee. Upon appointment of the successor Trustee, the resigning Trustee shall deliver all assets then held to the successor Trustee. The resigning Trustee shall then have full acquaintance for all assets so delivered (subject to judicial settlement of the accounts of the resigning Trustee if requested by the beneficiaries or by the successor Trustee). A parent or legal guardian for any minor beneficiary shall act on behalf of the minor concerning appointment of any successor Trustee. The successor Trustee shall have all powers and authority herein conferred on the Trustee so replaced, and bond is excused.

J. Personal Representative's and Trustee's Compensation. The Personal Representative and Trustee shall be entitled to fair and reasonable compensation for the services they render as fiduciaries. The Personal Representative and Trustee shall be reimbursed for the reasonable costs and expenses incurred in connection those persons employed by them, including agents, auditors, accountants, and attorneys. No Trustee serving as Trustee of a trust established herein shall be entitled to a termination fee in the event such Trustee is removed or otherwise ceases to serve as Trustee. A corporate Trustee's regular schedule of fees for administering a trust and/or an estate shall not be entitled to any presumption of reasonableness.

K. References to Fiduciaries. For convenience, the fiduciaries named in this Will (including any alternates or successors) are sometimes referred to in the singular person and masculine gender, regardless of the number or gender of those actually named herein.

L. Captions. The captions and headings of this Will are for convenience only and shall not define or limit the provisions contained herein.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, I have hereunto set my hand to this, my Will, this the 20th day of November, 2007.

Maxine K. Turney
Maxine K. Turney, Testator.

The foregoing Will was on the day and year written above, published and declared by her in our presence to be her Will. We, in her presence and at her request, and in the presence of each other, have attested the same and have signed our names as attesting witnesses.

WITNESSES:

Signature Witness #1

Ryan Dozier — ADDRESS: 928 Idlewood Drive
Print Name
Nashville, TN 37211

Signature Witness #2

Dwayne Holland — ADDRESS: 293 Jefferson Pike, 36-A
Print Name
Smyrna, TN 37167

Witness Self Proving Affidavit

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

We the undersigned witnesses do hereby swear or affirm that:

1. Maxine K. Turney signed the foregoing Will on the date shown on the Will. and at the time of such signing she informed us that she signed it as her Will.

2. Maxine K. Turney signed this Will when we were both in her sight and presence. Contemporaneously with the signing, she requested us to sign the Will as her attesting witnesses, which we did in her sight and presence and in the sight and presence of each other.

3. Maxine K. Turney is more than eighteen (18) years of age, and we are both more than eighteen (18) years of age.

4. In our judgment Maxine K. Turney is legally competent to make a Will.

Witness #1

Witness #2

On this 20th day of November, in the year 2007, before me, personally appeared Ryan Dozier and DeWayne Hollard, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name are subscribed to this instrument as witnesses, and acknowledged that they executed the above affidavit for the purposes therein contained.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: My Commission Expires SEPT 20, 2008.

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 March 10, 2025.

Elizabeth Ryder Sykes

3/12/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of March, 2025.

Lynne E. Neely
Notary Public

LYNNE E. NEELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

My Commission Expires: _____

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