STATE OF TENNESSEE

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Karen Johnson Davidson County
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IN RE: ***KAREN KAY CULLUM***

Docket No: ***25P414***

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 March 20, 2025 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 24, 2025.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk

FILED
MAR 20 2025
JOSEPH P. DAY, Clerk
By Deputy

LAST WILL AND TESTAMENT OF KAREN K. CULLUM

I, KAREN K. CULLUM, presently residing at 5129 Village Trace, Nashville, Tennessee, being of sound mind and disposing memory, do hereby make, publish, and declare this to be my Last Will and Testament, hereby expressly revoking any and all Wills and Codicils heretofore made by me.

ARTICLE I
FAMILY

My Spouse is DANNY BERT CULLUM. Any reference to my Spouse refers to him. My child who is not from this marriage is KENDALL LYNN HEATHER, KALA MORGAN CROWNOVER, and KRISTINA DANAI RINAKE. Any reference to my children will refer to all the children named above.

ARTICLE II
CLAIMS AND TAXES

I direct my Executor to pay out of my residuary estate the following:

Section 1. The expenses of my last illness, administration expenses, and all legally enforceable creditor claims.

Section 2. All Federal estate taxes, state inheritance taxes and all other governmental charges imposed by reason of my death, without seeking reimbursement from or charging any person for any part of the taxes and charges paid.

Section 3. If necessary, reasonable funeral expenses, including the cost, if any, of a suitable marker for my grave, without the necessity of an order of court approving such expense.

ARTICLE III
EXECUTOR

I appoint my Spouse, DANNY BERT CULLUM, as my Executor. If my Spouse is unwilling or unable to act, then I name child, KENDALL LYNN HEATHER, to act as my Executor. To the extent permitted by law, the Executor shall serve without bond.

ARTICLE IV
REAL PROPERTY

Section 1. If my Spouse, DANNY BERT CULLUM, survives me, then I give to my Spouse the right to reside in my real property commonly known as 5129 Village Trace, Nashville, Tennessee, for life on the condition that he keeps the property in good repair and pays any and all expenses of the residence including, but not limited to, expenses necessary to adequately insure and maintain the property, mortgage payments, land contract payments, utilities, taxes, insurance premiums, and assessments. This does not include the right to lease the premises. If my Spouse fails to occupy the property as his principal residence for six consecutive months at any time, this life estate shall terminate. At the death of my Spouse or the termination pursuant to this Section, this property shall pass in accordance with Sections 2 and 3 in this Article. This devise shall be subject to any and all liens and encumbrances existing as to this property on the date of my death.

Section 2. If my Spouse fails to survive me, I direct that whatever real property I may own at the time of my death be administered as part of my estate subject to the control of my Executor.

Section 3. If my Spouse fails to survive me, then I direct my Executor to sell my real property commonly known as 5129 Village Trace, Nashville, Tennessee, at public or private sale as soon as reasonably practical after my death considering the market conditions at that time and to distribute the net proceeds from said sale to KENDALL LYNN HEATHER, KALA MORGAN CROWNOVER and KRISTINA DANAI RINACKE, in equal shares or to the survivor or survivors as the case may be.

Section 4. If my Spouse fails to survive me, then I direct my Executor to sell any remaining real property I may own at the time of my death, at public or private sale as soon as reasonably practical after my death considering the market conditions at that time and to distribute the net proceeds from said sale to KENDALL LYNN HEATHER, KALA MORGAN CROWNOVER, KRISTINA DANAI RINACKE, and the KINGDOM HALL OF JEHOVAH'S WITNESSES CHURCH currently located at 1550 Bell Road in Nashville, Tennessee, in equal shares or to the survivor or survivors as the case may be.

ARTICLE V
PERSONAL PROPERTY BEQUESTS

Section 1. I give my library table that once belonged to Jerry Lynn Burkard, my copper wash boiler and my smallest flow blue platter to KENDALL LYNN HEATHER if KENDALL LYNN HEATHER survives me. If KENDALL LYNN HEATHER fails to survive me, or if KENDALL LYNN HEATHER disclaims all or part of this bequest, then I give such item or items so disclaimed to KALA MORGAN CROWNOVER and KRISTINA DANAI RINACKE, divided as they may agree or if they fail to agree within a reasonable time, as my Executor shall determine. If both KALA MORGAN CROWNOVER and KRISTINA DANAI RINACKE disclaim any item or items, then I

give said disclaimed item or items to my Spouse, DANNY BERT CULLUM, if he survives me and is married to me and residing with me at the time of my death.

Section 2. I give my Gold Castle China and my gold wedding band that belonged to my grandmother, Madge Epperly, to KALA MORGAN CROWNOVER if KALA MORGAN CROWNOVER survives me. If KALA MORGAN CROWNOVER fails to survive me or disclaims these bequests then these bequests shall be distributed in accordance with Section 5 of this Article.

Section 3. I give my mother's diamond wedding ring set to my sister, JERRY LYNN BURKARD. if she survives me. If JERRY LYNN BURKARD fails to survive me then this bequest shall be distributed in accordance with Section 6 of this Article.

Section 4. If my Spouse, DANNY BERT CULLUM. survives me and we are married and residing together as husband and wife at the time of my death, then I give to my Spouse, DANNY BERT CULLUM, all my pets, tools, vehicles, furniture, my two (2) antique kitchen cabinets, and all my Royalties from the Cullum Genealogy books that I have written. If my Spouse fails to survive me, is not married to me or not residing with me as husband and wife at the time of my death, then these items shall be added to items in the following section.

Section 5. I give my only doll wearing clothes (pink pajamas) that my grandmother Madge Epperly made by hand and that was given to me by my grandmother, Madge Epperly, all my books, sewing machine, sewing accessories, antique sewing cabinet, remaining jewelry not otherwise gifted above, my clothing, my GM retirement watch and GM years of service bracelets, one piece of antique furniture of each child's choosing, my large crystal punch bowl and the butter charger and ladle that belonged to my mother, my granite ware water cooler and the glass hand butter churn, family photos and book Royalties for my family books, i.e. Schupback, Epperly, Damron, Singleton & Cooley, and my sewing file with some patterns in my desk files, to KENDALL LYNN HEATHER, KALA MORGAN CROWNOVER, and KRISTINA DANAI RINAKE, in equal shares or to the survivor or survivors as the case may be, divided as they may agree, or if they fail to agree within a reasonable time, then these items shall be distributed in accordance with Article VI, Section 2 of my Will. It is my wish that Heirloom items owned by grandparents which are gifted herein, be kept by my daughters and passed on to my granddaughters and future family generations.

Section 6. I give the contents of my file marked "Memories" which includes letters, photos and other memorabilia that I have accumulated over the years, to KENDALL LYNN HEATHER, KALA MORGAN CROWNOVER, KRISTINA DANAI RINAKE, and my Spouse, DANNY BERT CULLUM, in portions of equal value, divided as they may agree or if they fail to agree within a reasonable time, then in accordance with the Article VI, Section 2 of my Will, provided, however, that DANNY BERT CULLUM shall be included in the drawing. If a beneficiary named in this section fails to survive me, then that person's share shall be distributed to the surviving beneficiaries named in this Section, in equal shares.

Section 7. Provided that delivery by the named beneficiary shall be taken from my Executor on all items bequeathed above within ninety (90) days after my death. Any item or items not picked up from my Executor after ninety (90) days from my death shall be distributed in accordance with the following Article.

ARTICLE VI
TANGIBLE PERSONAL PROPERTY

Section 1. Unless otherwise specifically provided, my Executor shall deliver all tangible personal property to my Spouse, if he survives me.

Section 2. If my Spouse does not survive me, then my Executor shall deliver all remaining tangible personal property to my surviving children in portions of substantially equal value, divided as they may agree or if they fail to agree within a reasonable time, then I direct my Executor to divide and distribute all remaining tangible personal property to my surviving children in the following manner:

a. Each article of personal property shall be numbered by my Executor, and numbers corresponding to the numbers on the article shall be put into a container from which the numbers shall then be drawn; provided, however, that where my Executor, in her discretion, deems it best to group two or more items, each such group shall be treated as a single item of personal property for the purposes of distribution as provided in this will.

b. The names of all of my children living at the time of my death shall be put into another container and some disinterested person shall draw each name from the container. The first name so drawn shall be entitled to the first chance to draw a number from the container in which the numbers corresponding to the articles of personal property to be distributed have been placed, and as each succeeding name is drawn from the container, so shall their turn follow in rotation to draw a number from the container of the numbers until all the numbers have been drawn, beginning always with the first name drawn and continuing as the names have been drawn in rotation.

I deliberately make no provision in this Article for descendants of a deceased child, whether born before or after the date of this Will.

Section 3. "Tangible personal property" means personal property (not primarily used in a business), such as boats, books, china, clothing, furnishings, furniture, glass, household items, jewelry, lawn and garden equipment, motor vehicles, personal effects, pictures, recreational items, rugs, silver, works of art, and any other similar items, and includes any insurance on those assets. My Executor shall determine which items are within this definition, and the determination shall bind all persons.

ARTICLE VII
DISTRIBUTION OF RESIDUE

Section 1. I direct that the residue of my estate be given to my Spouse, if my Spouse survives me.

Section 2. If my Spouse fails to survive me, I give the residue of my estate to KENDALL LYNN HEATHER, KALA MORGAN CROWNOVER, and KRISTINA DANAI RINACKE, in equal shares or to the survivor or survivors as the case may be. I deliberately make no provision in this Article for descendants of a deceased beneficiary whether born before or after the date of this Will.

ARTICLE VIII
CONTINGENT DISTRIBUTION OF RESIDUE

If all of my residuary devisees fail to survive me, then I direct that my residuary estate be distributed to my heirs at law, as determined by the Tennessee laws of intestate succession in existence at the time of the execution of this Will.

ARTICLE IX
SURVIVORSHIP REQUIREMENT

Unless otherwise specifically provided, a beneficiary of my Will who fails to survive me by 30 days shall be deemed to have predeceased me and shall not share in my estate. The share of such beneficiary shall be distributed as directed by the provisions stated in my Will.

ARTICLE X
ADDITIONAL PROVISIONS

Section 1. I direct that my Will be interpreted under the laws of the State of Tennessee.

Section 2. Reference to Executor, Trustee and Guardian shall always refer to the parties then acting in those capacities, whether original or serving as successors.

Section 3. Paragraph headings are for convenience only; the content of the paragraph controls over the heading. Any reference to any party herein in whatever gender shall be deemed to mean the appropriate gender.

Section 4. To the extent permitted by applicable law, no fiduciary appointed herein shall be required to furnish bond, or file any inventory or accountings with any court.

ARTICLE XI
POWERS AND DUTIES OF MY EXECUTOR

I authorize my Executor to do any of the following, if necessary, in the course of the administration of my estate:

(a) To make repairs or improvements to my property, as may be deemed necessary to preserve or enhance the value of my estate.

(b) To sell or convey any part of my estate whether real, personal or mixed (for cash or on credit) at a public or private sale.

(c) To borrow funds for use in estate administration if there are insufficient liquid assets in my estate.

(d) To employ persons, including attorneys, investment advisors, or other agents for assistance or advice, or not to employ such persons, as my Executor deems appropriate.

In addition, my Executor is authorized to perform any act which the applicable laws of the State of Tennessee, including those specifically enumerated in Section 35-50-110 Tennessee Code Annotated, authorize an executor or fiduciary to perform.

I sign this Will on the 23rd day of July, 2019.

Karen K. Cullum
KAREN K. CULLUM

STATEMENT OF WITNESSES

This document, consisting of six (6) pages including this page, was signed by KAREN K. CULLUM on the 23 day of July, 2019 as her Last Will and Testament in our presence. Further we have signed our names as witnesses at her request in each other's presence.

Signature: [illegible]
Address: P.O. Box 39
Spring Hill, TN 37174

Signature: [illegible]
Address: P.O. Box 39
Spring Hill, TN 37174

AFFIDAVIT OF ATTESTING WITNESSES TO WILL

Sandra Silva and Christy Ali having first been
(Print Name of Witness) (Print Name of Witness)

duly sworn according to law, do depose and say:

1. That we are adult citizens of the State of Tennessee.

2. That we witnessed the execution of the Last Will and Testament of KAREN K. CULLUM, the Testatrix, dated the 23 day of July, 2019, to which paper writing this affidavit is attached, and that this affidavit is being made at the request of the Testatrix and in accordance with Tennessee code Annotated. Section 32-2-110.

3. That the Testatrix, in our common presence, sight and hearing, declared said paper writing to be, and signed same as and for, her Last Will and Testament.

4. That our signatures as witnesses are affixed to said Last Will and Testament; that we signed or affixed the same at the instance and request of the Testatrix and in her presence and in the presence of each other, at the place and on the date recited in said Last Will and Testament for the express purpose of attesting to her signature and act of execution.

5. That the Testatrix was, in the opinion of each of us, of sound mind and disposing memory at the time she executed said Last Will and Testament.

(Signature of Witness)

(Signature of Witness)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of July, 2019.

Notary Public

My Commission Expires: 23 Feb 2021

LACEY CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY