STATE OF TENNESSEE

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Karen Johnson
Batch # 1276308
05/22/2025 10 30 09 AM
Fees $32 00 Taxes $0 00
Davidson County
WILL
6 pgs
20250522-0040325

IN RE: ***MARGUERITTE D. LYNCH***

Docket No: ***25P848***

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 22, 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 May 22, 2025.

JOSEPH P. DAY
CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk

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25P848
FILED
MAY 22 2025
JOSEPH P DAY, Clerk
By

LAST WILL AND TESTAMENT OF

MARGUERITTE DEADERICK LYNCH

I, Margueritte Deaderick Lynch, domiciled in Nashville, Davidson County, Tennessee, hereby do make, publish, and declare this to be my Last Will and Testament, hereby revoking all wills and codicils heretofore made by me

I

I direct that all my just debts, funeral expenses, including the cost of putting the date of death on my monument, unpaid charitable pledges, and the cost of administration of my estate be paid as soon as practicable after my death My Executor shall place a matching marker on my father's grave like the marker on my mother's grave in Mt Olivet Cemetery My Executor, in his sole discretion, is authorized to accelerate the payment of any debt or charitable pledge, payment of which may be due at some future date or which may be payable in installments, upon such terms, as to discount otherwise, as he may deem advisable. My Executor, in his sole discretion, may pay for my domiciliary estate all or any portion of ancillary administration in similar proceedings in other jurisdictions

II

I direct that there shall be paid out of my residuary estate, without apportionment, all estate, inheritance, succession and other taxes, assessed by reason of my death, imposed by the government of the United States, or any state or territory thereof, or by any foreign government or political subdivision thereof in respect of all property required to be included in my gross estate for estate or

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like tax purposes by any of such governments, whether the property passes under this Will or otherwise, including property over which I have a taxable power of appointment, without contribution by any recipient of any such property.

III

I bequeath to my son and daughter-in-law, James N. Lynch and Patsy Lynch, the country bell.

IV

I bequeath to my son and daughter-in-law, John Murray Lynch, Jr., and Rosalyn Lynch, the secretary.

V

I bequeath to my daughter, Carol Marie Moss, any furnishings in my home at 4432 Brush Hill Road, Nashville, Tennessee, that she may want.

VI

I bequeath to my three (3) children, John Murray Lynch, Jr., James N. Lynch, and Carol Marie Moss, in fee, all the remaining clothing, jewelry, household goods, personal effects, automobiles and all other tangible personal property not otherwise specifically bequeathed, except cash on hand or on deposit, owned by me at the time of my death. I direct that any expenses incurred in safeguarding or delivering such property be paid from my estate as an administrative expense thereof.

VII

I devise to my daughter, Carol Marie Moss, the parcel of real property now occupied by me as my residence with all appurtenances and improvements used in connection therewith, located in the city of Nashville, County of Davidson, State of Tennessee, and commonly known as 4432 Brush Hill Road, Nashville, Tennessee, during the term of her life. I direct that my said daughter shall pay all charges incident to maintaining said property including, without limitation, all assessments, insurance premiums, taxes and ordinary repairs. Upon the death of my said

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daughter, I direct that the property be sold and the proceeds divided three (3) ways in equal shares between my two (2) sons, John Murray Lynch, Jr., and James N. Lynch, and the children of my daughter. If either of my sons shall have passed away before my daughter, I direct that the children of my son shall receive his one-third (1/3) interest.

VIII

I devise to my three (3) children, John Murray Lynch, Jr., James N. Lynch, and Carol Marie Moss, my vacant lot which is located on the south side of Cheron Road, west of Briarville Road, Nashville, Davidson County, Tennessee.

IX.

All the rest, residue and remainder of the property which I may own at the time of my death, real, personal and mixed, tangible and intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this Will, including all lapsed legacies and devises and all life insurance payable to my estate, I bequeath and devise in fee, in equal shares, to my three (3) children, John Murray Lynch, Jr., James N. Lynch, and Carol Marie Moss.

X.

I appoint my son, John Murray Lynch, Jr., to be the Executor of this my Last Will and Testament and direct that no bond be required for the faithful performance of his duties; and I vest my said Executor with full power and authority to sell, transfer and convey any property, real or personal, which I may own at the time of my death at such time and price and upon such terms and

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conditions as he may determine and to do every other act and thing necessary or appropriate for the complete administration of this Will.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and two (2) preceding typewritten pages, and the Attestation Clause, and for the purpose of identification I have initialed each such page, all in the presence of the persons witnessing it at my request on this 30 day of December, 1997, at Nashville, Tennessee.

Margueritte Deaderick Lynch
MARGUERITTE DEADERICK LYNCH

The foregoing instrument, consisting of this and three (3) preceding typewritten pages, was signed, sealed, published, and declared by Margueritte Deaderick Lynch, the testatrix, to be her Last Will and Testament, in our presence, and we, at her request and in her presence and in the presence of each other, have hereunto subscribed our names as witnesses, this 30th day of December, 1997, at Nashville, Tennessee.

William R. Brown (Name)
4325 Wallace Lane
Nashville, Tenn 37215
Address

Stephanie Brown (Name)
6333 Alamo Pl
Nashville TN 37209
Address

Karen A. Provence (Name)
381 Albright Lane
Gallatin TN 37066
Address

WL

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Affidavit of Witnesses to Prove Will

William B. Bruce, Stephanie Brown, and Karen L Provence, after being duly sworn according to law, depose and say:

1 That we are adult citizens of the State of Tennessee, each having attained eighteen (18) years of age.

2 That we witnessed the execution of the Last Will and Testament of Margueritte Deaderick Lynch, dated the 30th day of December, 19 92, to which this affidavit is attached, and that this affidavit is being made at the request of the Testatrix, and in accordance with Tennessee Code Annotated § 32-2-110

3 That our signatures are affixed to said Last Will and Testament, that we signed or affixed the same at the instance and at the 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

4 That the Testatrix signed said paper writing as and for her Last Will and Testament in our sight and presence

5 That at the time we witnessed said Will, the Testatrix was, in our opinion, of sound mind.

William B. Bruce
Witness

Stephanie Brown
Witness

Karen L. Provence
Witness

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 30th day of December, 1997

Teresa L. England
Notary Public

My commission expires 01-29-2000