Karen Johnson
Batch # 1311506
08/19/2025 08:22:31 AM
Fees: $37.00 Taxes: $0.00
Davidson County
WILL
7 pgs
20250819-0065923

STATE OF TENNESSEE

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IN RE: ***ISABEL ASCENSION LANDEO***

Docket No: ***22P859***

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 19, 2022 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 August 4, 2025.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk

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LAST WILL AND TESTAMENT

OF

ISABEL A. LANDEO

FILED
MAY 19 2022
RICHARD R. ROOKER, Clerk
By _____ Deputy

I, **Isabel A. Landeo**, being a resident of and domiciled in Davidson County, Tennessee, and being of sound mind and disposing memory, make, declare, and publish this as my Last Will and Testament and revoke all prior wills and codicils made by me.

I.

{Personal Matters}

At the time of my execution of this Will, I am married and my husband is **Dante Landeo.** My said husband and I presently have three (3) children, namely our son, **David,** and daughters **Isabel D.** and **Lillian M.**

II.

{Appointment of Executrix}

1. I nominate and appoint my daughter, Isabel L. Maxwell to be Executrix of this Will and of my estate. If my said daughter shall not survive me or if he shall fail to qualify and serve as Executrix hereunder for any reason, or, having qualified, shall resign or die, then I nominate and appoint regina Thomas of San Gabriel, CA as my alternate or successor Executor of this Will and of my estate. If neither named above shall serve as Executor for any reason, or if both shall resign, become incapacitated or die, then I nominate and appoint Maria Pilar Aguinaga as alternate or successor Executor of this Will and of my estate. Any reference herein to Executor includes whichever of the above and their duly appointed successors shall be serving in such capacity.

I. Isabel A. Landeo

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2. I direct that no bond or surety shall be required of my Executor or of any successor or alternate fiduciary for the faithful performance of duties in such capacity.

III.

{Estate Administration}

1. I direct my Executrix to pay all my just debts, funeral expenses, and expenses of administration, whether or not such expenses shall arise out of the administration of my domiciliary estate or otherwise, as soon as practicable after my death. All such debts and expenses shall be paid from my residuary estate and no bequest shall be charged with any portion of such debts or expenses.

2. I further direct my Executrix to pay from my residuary estate without apportionment or proration all inheritance and estate taxes imposed by any taxing authority by reason of my death, including taxes assessed on account of any property included in my gross estate for such tax purposes which is not included in my estate for any other purposes.

3. Without in any way limiting the generality of the preceding paragraphs, I authorize and empower my Executrix, in the exercise of reasonable discretion with respect to all property, real, personal, and mixed, at any time forming the part of my estate, to exercise the powers set forth in Paragraphs 1 through 33, inclusive, of Tennessee Code Annotated Section 35-50-110, to the extent applicable, all of which provisions and powers are incorporated herein by reference, including the specific incorporation by reference of the "Prudent Man Rule."

ARTICLE IV

If I am the owner of any real estate at the time of my death, they all go to my husband, Dante Landeo, if he is my survivor, but if he has also expired, then our home at 55

Isabel A. Landeo

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Vaughns Gap, Nashville, Tennessee, shall be devised to my daughter Lillian M. Landeo; *provided* that if at the time of her death my daughter, Lillian, has no issue surviving her, the property shall become the property of my other surviving children or their *issue*.

ARTICLE V

All objects in the house at 55 Vaughns Gap Road, like furniture, books, records, etc. I herby bequeath to my daughter Lillian, except that each of my two other children can take pictures, china, etc. from the house, ***but not furniture*** during Lillian's life-time. At her death, they can--- in a friendly way ---agree how they can divide all these objects.

IN WITNESS WHEREOF, I acknowledge this to be and I have hereunto subscribed my name to this as my Last Will and Testament, consisting of this and the two (2) preceding typewritten pages, and, for purposes of identification, I have initialed each such page, all in the presence of the persons witnessing it at my request on this the 18th day of November, 2018.

Isabel A. Landeo

ISABEL A. LANDEO

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The said Isabel A. Landeo, being of sound mind and disposing memory, signed the foregoing instrument in our presence as and for her Last Will and Testament and signified and declared to us that same was her Last Will and Testament; and we, the undersigned, at her request and in her presence and sight and in the presence and sight of each other, have subscribed our names hereto as attesting witnesses the day and date above written.

Linda A Carter

Address: 2932 McGavock Pike
Nashville, TN 37214

Robert Mills

Address: 2024 Ennis Rd

Nashville TN 37210

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AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

We, the undersigned, Linda Carter, and Charlotte Mulloy, being first duly sworn, make oath as follows:

The said Isabel A. Landeo, being of sound mind and disposing memory, signed the foregoing instrument in our presence as and for her Last Will and Testament and signified and declared to us that same was her Last Will and Testament; and we, the undersigned, at her request and in her presence and sight and in the presence and sight of each other, have subscribed our names thereto as attesting witnesses the day and date written therein.

Linda A Carter

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Sworn to and subscribed before me this
18 day of November, 2018.

Notary Public

My Commission Expires:

CAITLIN L. MULLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021