Karen Johnson
Batch # 1329866
10/03/2025 09 37 26 AM
Fees $107 00 Taxes $0 00
Davidson County
DEEDQC
21 pgs
20251003-0078928

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

KATIE AESCHLIMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

Felicia Lopez
AFFIANT

Subscribed and sworn to before me, this 30 day of Sept. 2025.

Katie Aeschliman
NOTARY PUBLIC
My Commission Expires: May 6, 2029

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rhonda A. Bradley 5813 Seven Points Trace Hermitage, TN 37076	New Owner	14900019300 & 14900038100

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **RHONDA A. BRADLEY, EXECUTRIX OF THE ESTATE OF WELDON B. KIDD,** *deceased,* ("Grantor") does hereby quitclaim, transfer and convey unto **RHONDA A. BRADLEY** ("Grantee"), her successors and assigns, all of Grantor's right, title and interest in certain unimproved real properties located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Parcel I: 14900019300

Being land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee.

Beginning at a point in the center line of the Una Antioch Pike, 522.5 feet south of the intersection of the center line of Richards Road and the center line of Una Antioch Pike, this point also being the northwest corner of the property to Edward E. Hight and wife, Ruth E. Kidd Hight by deed of record in Book 2697, page 151, R.O.D.C., Tennessee, said point also being identified by a railroad spike in the center of Antioch Pike, thence South 86° 51' east 308.0 feet to an iron pin; thence south 23° 18' west 175.0 feet to an iron pin; thence south 86° 51' east 2327.0 feet to an iron pin; thence north 1° 40' east 243.0 feet to a

point; thence north 87° 21' west 360.0 feet to a point; thence north 57° 28' west 200.0 feet to a point; thence north 87° 10' west 1403 feet to a point; thence north 2° 21' east 85.0 feet to a point; thence north 87° 30' west 610.0 feet to a point in the center of the Una Antioch Pike; thence along the center line of the Una Antioch Pike in a southerly direction 261.25 feet to the point of beginning.

Being the same property described according to an unrecorded plat of Hickerson & Pleasant, as corrected, dated originally July 13, 1966, known as Job No. 17, 66, and being identified thereon as Tract No. 2, containing 20.7 acres more or less.

Being part of the same property conveyed to Maggie Paskett Kidd Rucker by Warranty Deed from Robert Otis Kidd and wife, Lena Kidd, Ruth Edna Kidd Hight, Edward Eugene Hight, Avie Loftis Kidd, Rita Kidd, Zenobia Ann Kidd Bradley, Leon Dillard Bradley, and Weldon Boyd Kidd, of record in Book 4074, Page 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Weldon Boyd Kidd, an undivided 1/2 interest, by Warranty Deed from Maggie Paskett Kidd Rucker, for the express intention of creating an estate of joint tenancy with full right of survivorship, of record in Book 4176, Page 699, Register's Office for Davidson County, Tennessee. The said Maggie Paskett Kidd Rucker is one and the same person as Margaret Kidd Rucker, who died on August 30, 1990, leaving Weldon Boyd Kidd as surviving tenant. A copy of Maggie Paskett Kidd Rucker's obituary is attached hereto as **Exhibit 1**.

Parcel II: 14900038100 - INCLUDED IN THE ABOVE DESCRIPTION BUT SEPARATELY DESCRIBED AS FOLLOWS:

Being land in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee,

Beginning at an Iron Rod located in the easterly margin of the Una Antioch Pike, being also the Southwest corner of the property owned by Curtis L. and Ernestine Kidd by deed of record in Deed Book 8883 Page 15, Register's Office for Davidson County, Tennessee; thence South 83 degrees 05 minutes 47 seconds East 609.39 feet along the common boundary with the Curtis L. Kidd et ux property to an Iron Rod; thence South 06 degrees 45 minutes 13 seconds West 85.00 feet to an Iron Rod; thence South 12 degrees 54 minutes 18 seconds West 321.03 feet to an Iron Rod; thence along the common boundary with property owned by Greals Wayne Miles et ux of record in Deed Book 4433 Page 339 North 83 degrees 02 minutes 26 seconds West 417.51 feet to an Iron Rod; thence North 27 degrees 38 minutes 46 seconds East 166.19 feet to an Iron Rod; thence North 82 degrees 30 minutes 14 seconds West 282.02 feet to an Iron Rod in the Easterly margin of Una Antioch Pike;

thence North 25 degrees 21 minutes 40 seconds East 54.54 feet along the Easterly margin of the Una Antioch Pike to a point; thence with a curve to the left having a Delta angle of 11 degrees 07 minutes 41 seconds, a radius of 1028.78 feet, an arc length of 199.81 and a chord bearing of North 20 degrees 37 minutes 51 seconds East for a distance of 199.50 feet to the point of beginning, being in all 5.01 acres.

Being a portion of the property, a one-half undivided portion of which was conveyed to Weldon Boyd Kidd by Warranty Deed of record in Deed Book 4176 Page 699, Register's Office for Davidson County, Tennessee, and said property being also described according to an unrecorded survey prepared by Steven D. Delle, Registered Land Surveyor. Maggie Paskett Kidd Rucker, being the remaining one-half undivided joint tenant with right of survivorship, died on August 30, 1990, leaving Weldon Boyd Kidd as surviving tenant. (See Exhibit 1 attached hereto.)

Further being the same property conveyed to Weldon Boyd Kidd by Quitclaim Deed from Roy A. Miles, Jr. Trustee, of record in Instrument No. 20060714-0085114, Register's Office for Davidson County, Tennessee.

The said Weldon Boyd Kidd (hereinafter listed as "Decedent") having since died testate as a resident of Davidson County, Tennessee on February 27, 2025. Decedent's Last Will and Testament dated April 26, 2022 (the "Will"), was admitted to probate on May 22, 2025 under Docket Number 25P881 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Said Order is attached hereto as **Exhibit 2**. By entry of the same Order, Rhonda A. Bradley was appointed as the Personal Representative of Decedent's Estate. The Court issued Letters Testamentary accordingly and the same are attached hereto as **Exhibit 3**. Pursuant to Decedent's Last Will and Testament, attached hereto as **Exhibit 4**, Decedent devised his interest in the herein described real properties to Rhonda A. Bradley, pursuant to Section I(D)(3) of his Will.

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

These are **unimproved** properties known as: **2474 & 0 UNA ANTIOCH PIKE, ANTIOCH, TENNESSEE 37013**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 25th day of SEPTEMBER 2025.

ESTATE OF WELDON B. KIDD

RHONDA A. BRADLEY, *Executrix*

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rhonda A. Bradley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Executrix of the Estate of Weldon B. Kidd and in her capacity as such Executrix, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of September 2025.

Notary Public

My Commission Expires: 10/04/2027

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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The Tennessean (Nashville, Tennessee) Wed, Sep 5, 1990 Page 23
Downloaded on Sep 19, 2025

RUCKER, Margaret (Maggie) Kidd— Age 78. Passed away August 30, 1990 in Midway Hospital, Los Angeles, Calif. after a long illness. Survived by daughter, Ruth E. Higginbotham of Los Angeles, CALIF.; sons, Avie L. Kidd, San Diego, CALIF., Weldon B. Kidd, Nashville, TN.; brother, Starnes Paskett, Chicago, ILL.; sister, Curtis Mitchell, Bonita, CALIF.; two step-daughters; four step-sons; four grandchildren, Avis M. and Michael E. Hight, Rhonda A. and Reginald K. Bradley; three great grandchildren; one daughter-in-law, Helen Kidd; one son-in-law, Kenneth D. Higginbotham; six nieces; six nephews; host of other relatives and friends. Her cremains will rest in the Columbarium at Christ the Good Shepherd Episcopal Church, Los Angeles, CALIF. with services on Saturday, September 8, 1990. In lieu of flowers, please send condolences and/or donations to The Margaret (Kidd) Rucker Memorial Fund, Christ the Good Shepherd Church, 3303 West Vernon Ave., Los Angeles, CALIF., 90008. A memorial service will be held in Nashville at the Mt. Pisgah United Methodist Church on Thursday, September 13, 1990 at 8 p.m. LEWIS & WRIGHT FUNERAL DIRECTORS, 2500 Clarksville Hwy., 255-2371, Richard A. Lewis and William H. Wright, Funeral Directors

Clipped By
Sep 19, 2025

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COPY

EFILED 05/22/25 09 17 AM CASE NO 25P881 Joseph P Day, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE
(PROBATE DIVISION)

[redacted]

IN RE: ESTATE OF)
WELDON BOYD KIDD,) **No.** _____
Decedent.)

ORDER TO ADMIT LAST WILL AND TESTAMENT TO PROBATE AND FOR ISSUANCE OF LETTERS TESTAMENTARY

This cause came to be reviewed by the Honorable Andra Hedrick, Seventh Circuit Court Judge for Metropolitan Nashville – Davidson County, Tennessee, upon the Petition to Admit Last Will and Testament to Probate and for Issuance of Letters Testamentary filed by Rhonda Bradley ("Petitioner"). Based upon the unopposed Petition and a review of the record as a whole, the Court finds the Petition to be well-taken and, therefore, granted

All interested persons were provided notice of this proceeding and sent a copy of the pending Petition. The original Last Will and Testament of Decedent, executed on April 26, 2022, was properly executed and witnessed by two persons. The Attestation Clause of the witnesses is attached to the Last Will and Testament. From the findings of the Court, and for other good cause shown, the following is hereby Ordered:

It is, therefore, **ORDERED, ADJUDGED** and **DECREED** that the Last Will and Testament of the Decedent, dated April 26, 2022, shall be admitted for the purpose of probate. Notice to Creditors shall be given by the Clerk of the Court through publication or as otherwise required by law.

It is, further, **ORDERED** that Petitioner, Rhonda A. Bradley, shall be appointed

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Personal Representative of the Estate of Weldon Boyd Kidd. The Clerk of the Court shall issue Letters Testamentary accordingly. The requirements of posting a Bond, filing an Inventory, and filing Interim and Annual Accountings are waived pursuant to the provisions of Decedent's Last Will and Testament.

It is, further, **ORDERED** that a Status Report shall be filed within 15 months of entry of this order and annually thereafter in accordance with law and local rules.

It is, further, **ORDERED** that the costs and attorneys' fees incurred in connection with this cause shall be taxed to Decedent's estate.

It is so **ORDERED**.

[JUDGE'S ELECTRONIC SIGNATURE PAGE TO FOLLOW]

APPROVED FOR ENTRY:

/s/ Kate Nyquist

Jennifer Sheppard (024699)
Adam Barber (031014)
Kate Nyquist (038589)
MARTIN HELLER POTEMPA & SHEPPARD, PLLC
2122 21st Avenue South
Nashville, TN 37212
(615) 800-7096 Office
jsheppard@mhpslaw.com
abarber@mhpslaw.com
knyquist@mhpslaw.com

Attorneys for the Estate

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CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to the following persons via United States Postal Service, postage prepaid, and/or electronically to the address(es) as indicated.

Rhonda Bradley
5813 Seven Points Trace
Hermitage, TN 37076

Avis Hight
1012 Blue Mountain Lane
Antioch, TN 37013

Michael Hight, Sr.
2400 Nashboro Blvd
Nashville, TN 37217

Reginald Bradley
5813 Seven Points Trace
Hermitage, TN 37076

Bryan Hight
113 Berele Shepsele Lane
Lavergne, TN 37086

Christopher Hight
1012 Blue Mountain Lane
Antioch, TN 37013

This 29th day of April 2025.

/s/ Kate Nyquist

Kate Nyquist

COPY

EFILED 05/22/25 09 17 AM CASE NO 25P881 Joseph P Day, Clerk

Case Title: BRADLEY V KIDD

Case Number: 25P881

Type: APPOINTING ORDER - ESTATES

So Ordered

Judith Lojek, Probate Special Master

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

[redacted]

LETTERS TESTAMENTARY

TO RHONDA A BRADLEY DOCKET NO 25P881

It appearing to the Court that ***WELDON B. KIDD*** *has died leaving a written Will in which you are appointed* ***Executrix*** *and which has been duly approved by the Court and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you,*

THESE ARE, THEREFORE, to empower you, the said ***RHONDA A BRADLEY****, to enter upon the execution of said Will, and take into your possession all of the property, and to make within* ***sixty (60) days*** *from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land*

WITNESS Joseph P Day, Clerk of the Probate Court, at office, this ***May 22nd, 2025***

JOSEPH P DAY, Clerk

_____ D C

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P DAY, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to RHONDA A BRADLEY as Executrix of the estate of WELDON B. KIDD, deceased, and I do further certify that RHONDA A BRADLEY is still acting Executrix of the estate of WELDON B. KIDD and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville Tennessee, this the 22nd day of May, 2025

JOSEPH P DAY, Clerk

_____ D C

EFILED 05/22/25 10.19 AM CASE NO 25P881 Joseph P Day, Clerk 25P881

[redacted]

FILED
MAY 22 2025
JOSEPH P DAY, Clerk
By Deputy

LAST WILL AND TESTAMENT

OF

WELDON BOYD KIDD

EFILED 05/22/25 10.19 AM CASE NO 25P881 Joseph P. Day, Clerk

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EFILED 05/22/25 10 19 AM CASE NO 25P881 Joseph P Day, Clerk

FILED
MAY 22 2025
JOSEPH P. DAY, Clerk
By Deputy

LAST WILL AND TESTAMENT

OF

WELDON BOYD KIDD

I, **WELDON BOYD KIDD**, of Davidson County, Tennessee, being of sound and disposing mind and memory, do hereby make, publish and declare the following to be my Last Will and Testament, and I hereby cancel and revoke any and all of my prior wills and codicils.

I. DISPOSITION OF ESTATE.

A. Payment of Final Expenses. I direct my Personal Representative to pay out of my estate, as soon as is practicable, all of my legally enforceable debts, the expenses of my last illness and funeral, and the cost of a suitable marker for my grave.

B. Payment of Taxes.

(1) Except as otherwise specifically provided below, upon my death, my Personal Representative shall pay (a) any and all taxes owing by me at my death, including, but not limited to, federal or state income, or property taxes (including interest and penalties, if any), and (b) all taxes lawfully imposed by reason of my death (including interest and penalties, if any) predicated upon my death as the taxable event.

(2) All actions taken by my Personal Representative in the exercise of the discretion and powers granted in this paragraph shall be conclusive and binding upon all parties in interest

C. Tangible Personal Property.

(1) If, at the time of my death, I shall have prepared a written statement or list disposing of specific items of tangible personal property, whether written before or after the execution of this Last Will and Testament, I direct that such list govern the division or distribution of such items of tangible personal property.

(2) My Personal Representative shall distribute all household furniture and furnishings located at 2482 Una Antioch Pike, Antioch, Tennessee 37013 ("2482 Una Antioch Pike") outright and free of trust to my great-nephew, **CHRISTOPHER M. HIGHT**, if he is then living If **CHRISTOPHER M. HIGHT** is not then living, such tangible personal property shall be distributed outright and free of trust to my niece, **AVIS M. HIGHT**, if she is then living If **AVIS M. HIGHT** is not then living, such tangible personal property shall be distributed pursuant to Paragraph (4), below.

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(3) My Personal Representative shall distribute any and all automobiles, including my truck, and any weapons or guns I own at the time of my death, outright and free of trust to my nephew, **REGIONAL K. BRADLEY**, if he is then living. If **REGIONAL K. BRADLEY** is not then living, such tangible personal property shall be distributed pursuant to Paragraph (4), below.

(4) All other articles of tangible personal property which I may own at the time of my death, including, but not limited to, books, pictures, silverware, china, crystal, all other articles of household use, clothing, jewelry, record collection, and all other articles of personal use or adornment, not including, however, any stamps, currency, coins, gems, gold or silver bullion, or other tangible personal property held primarily for investment, or used or held for sale in a business, shall be distributed to my niece, **AVIS M. HIGHT**, and my nephew, **BRIAN L. HIGHT**, living at the time of my death, in such shares of substantially equal value as my beneficiaries shall agree. If no such agreement can be reached by my beneficiaries within ninety (90) days after my death, then my tangible personal property shall be distributed in such substantially equal shares as my Personal Representative, in the sole and absolute discretion of my Personal Representative, shall determine. If all of my beneficiaries predecease me, such tangible personal property shall be sold with the net proceeds added to my residuary estate.

D. **Residuary Bequest** My Personal Representative shall divide the rest, residue and remainder of my estate as follows:

(1) **Allocation of Coin Collection**. My Personal Representative shall distribute my coin collection and record collection outright and free of trust to my niece, **AVIS M. HIGHT**, if she is then living. If **AVIS M. HIGHT** is not then living, this allocation shall lapse and be null and void and shall be distributed pursuant to Paragraph (5), below.

(2) **Bequest to Michael**. My Personal Representative shall allocate the amount of ten dollars ($10 00) outright and free of trust to **MICHAEL E. HIGHT, SR.**, if he is then living If **MICHAEL E. HIGHT, SR.** is not then living, this bequest shall lapse and be null and void and shall be distributed pursuant to Paragraph (5), below.

(3) **Allocation of 2474 Una Antioch Pike**. My Personal Representative shall allocate all rights, title and interest in 2474 Una Antioch Pike, Antioch, Tennessee 37013 ("2474 Una Antioch Pike"), including both the 5 01 acres with tax accounting number 14900038100 and the 15 60 acres with tax accounting number 149000193000, outright and free of trust to my niece, **RHONDA A. BRADLEY**, is she is then living. If **RHONDA A. BRADLEY** is not then living, all rights, title and interest in 2474 Una Antioch Pike shall be distributed outright and free of trust to my niece, **AVIS M. HIGHT**, if she is then living If none of (i) **RHONDA A. BRADLEY**, and (ii) **AVIS M. HIGHT** are then living, such interest shall be distributed pursuant to Paragraph (5), below. If at the time of my death, I do not own any interest in 2474 Una Antioch Pike, this allocation shall lapse and be null and void.

(4) **Allocation of 2482 Una Antioch Pike**. My Personal Representative shall allocate all rights, title and interest in 2482 Una Antioch Pike, Antioch, Tennessee 37013 ("2482 Una Antioch Pike"), with tax accounting number 14900003900, outright and free of trust to my

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great-nephew, **CHRISTOPHER M. HIGHT**, if he is then living. If **CHRISTOPHER M. HIGHT** is not then living, all rights, title and interest in 2482 Una Antioch Pike shall be distributed outright and free of trust to my niece, **AVIS M. HIGHT**, if she is then living. If none of (i) **CHRISTOPHER M. HIGHT**, and (ii) **AVIS M. HIGHT** are then living, such interest shall be distributed pursuant to Paragraph (5), below If at the time of my death, I do not own any interest in 2482 Una Antioch Pike, this allocation shall lapse and be null and void.

(5) **Allocation of Remainder**. My Personal Representative shall divide the remainder of my estate as follows:

(a) Fifty percent (50%) of the remainder shall be distributed outright and free of trust to my great-nephew, **BRIAN L. HIGHT**, if he is then living. If **BRIAN L. HIGHT** is not then living, this allocation shall lapse and be null and void and such portion shall be distributed pursuant to Paragraph (b), below

(b) Fifty percent (50%) of the remainder shall be distributed outright and free of trust to my niece, **AVIS M. HIGHT**, if she is then living. If **AVIS M. HIGHT** is not then living, this allocation shall lapse and be null and void and such portion shall be distributed pursuant to Paragraph (a), above.

(c) However, if none of (i) **BRIAN L. HIGHT**, and (ii) **AVIS M. HIGHT** are then living, the remainder of my estate shall be distributed pursuant to Paragraph E, Contingent Bequest, below.

E. **Contingent Bequest**. If none of (i) **BRIAN L. HIGHT**, and (ii) **AVIS M. HIGHT** are then living, then the rest, residue and remainder of my estate shall be distributed to the individuals who would be entitled to my property under the laws of descent and distribution of the State of Tennessee, in force on the date this Last Will and Testament is signed, had I died intestate possessed of such property on the date the distribution is to be made, with the shares of taking determined by such laws

II. FIDUCIARIES.

A. Appointment of Personal Representative.

(1) I hereby appoint my niece, **RHONDA A. BRADLEY**, as the Personal Representative of my estate In the event **RHONDA A. BRADLEY** should fail or cease to act as Personal Representative of my estate, I hereby appoint my niece, **AVIS M. HIGHT**, as successor Personal Representative of my estate.

(2) The term "Personal Representative", as used in this Last Will and Testament, shall be deemed to include the terms "executor" or "administrator" if those terms are used in the statutes of any state which has jurisdiction over all or any portion of my estate. The term shall include Co-Personal Representatives when two or more Personal Representatives have been nominated and are acting as such. Every title, estate, right and discretion vested in or

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conferred upon the Personal Representative of my estate shall likewise become and be vested in, and may be exercised by, a successor Personal Representative. I request that my Personal Representative be allowed to qualify thereas without providing a bond. Additionally, I specifically waive and excuse my Personal Representative from the filing of my estate's inventory, pursuant to Tennessee Code Annotated Section 30-2-301, and the filing of any accounting of my estate, pursuant to Tennessee Code Annotated Section 30-2-601(a)(1), with any court. I furthermore extend such waiver and excuse to any state in which my Last Will and Testament is probated if the state allows for such waiver and excuse.

B. Independent Administration. To the full extent permitted by law, I hereby authorize my Personal Representative to administer my estate without adjudication, order or supervision of the Probate Court or other court having jurisdiction over my estate. In the event of such independent administration, my Personal Representative shall have, in addition to the powers specifically granted my Personal Representative in this Last Will and Testament, the rights and powers permitted independent personal representatives by the laws of my state of domicile effective with respect to such administration.

C. General Powers of Personal Representative. In addition to all the powers granted to my Personal Representative under applicable state law (including, but not limited to, all of the powers described in Sections 35-50-109 and 35-50-110 of the Tennessee Code Annotated, as amended or restated from time to time, to the extent applicable and except as otherwise amended or modified herein), I grant to my Personal Representative the following rights and powers with respect to my estate, all to be exercisable by my Personal Representative without order of the Probate Court or other court having jurisdiction over my estate:

(1) To dispose of, manage and operate all and any property, real or personal, constituting my estate which is not specifically devised or bequeathed in this Last Will and Testament;

(2) To incur such expenses in the administration of my estate as my Personal Representative may deem necessary and proper;

(3) To adjust any claims which may be due to or by me or due to or by my estate, upon such terms as my Personal Representative may deem proper; and

(4) I further direct that my Personal Representative shall have, without limitation or exception, and whether or not specifically enumerated in this Article, the same powers of management, investment and control of the assets of my estate as are granted to the Trustee under this Last Will and Testament with respect to the assets of any trust estate.

D. Bond Not Required. No fiduciary acting under this Last Will and Testament shall be required to give bond for the faithful performance of his, her or its duties; except as may otherwise be requested by my Personal Representative in connection with any ancillary administration.

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E. **Fiduciary's Authority Presumed** No person dealing with any fiduciary acting under this Last Will and Testament shall be obligated to see to the application of any money, securities or other property paid or delivered to such fiduciary, nor to inquire into the authority of such fiduciary to enter into and consummate any transaction or take any other action.

F. **Fiduciary's Liability for Own Actions**. No fiduciary acting under this Last Will and Testament shall be liable for any mistake in judgment in the making or retaining of investments, or any other discretionary decision made, so long as any such decision is made in good faith.

G. **Fiduciary's Liability for Actions of Predecessor**. No fiduciary acting under this Last Will and Testament shall have any liability for the acts or omissions to act of any predecessor fiduciary, or any obligation to audit the accounts of any predecessor fiduciary. No fiduciary shall be entitled to any acceptance fee or other additional compensation for auditing or investigating the accounts of such predecessor fiduciary.

H. **Fiduciary Indemnified**. Any individual acting as a fiduciary under this Last Will and Testament shall be indemnified and reimbursed from my estate for any loss, damage, liability or expense incurred or sustained by such fiduciary, in an individual or fiduciary capacity, by reason of any act or failure to act of such fiduciary for or on behalf of and in furtherance of my estate However, the protection provided by this paragraph shall not apply to any loss, damage, liability or expense incurred or sustained by reason of gross negligence or willful malfeasance of the fiduciary.

I. **Compensation**. Each individual fiduciary shall be entitled to receive reasonable compensation for his or her services as a fiduciary acting under this Last Will and Testament, and shall be reimbursed for the reasonable and necessary expenses incurred in the performance of his or her duties as such Any corporate fiduciary shall be entitled to reimbursement for expenses and to receive compensation for its services as a fiduciary under this Last Will and Testament in accordance with its published schedule of fees in effect at the time such expenses are incurred or such services are rendered, or a lower amount as otherwise negotiated.

III. DEFINITIONS AND GENERAL PROVISIONS

A. **Survivorship**. Any beneficiary who dies within ninety (90) days after my death shall be considered to have died prior to my death

B. **Children**. On the date this Last Will and Testament is executed, I have no children

C. **Not a Beneficiary**. My nephew, **MICHAEL E. HIGHT, SR.**, is not a beneficiary of this Last Will and Testament and is deemed to have predeceased me with regard to the administration and distribution of my estate

WBK

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D. **Internal Revenue Code**. The term "Internal Revenue Code" as used in this Last Will and Testament means the Internal Revenue Code of 1986 or corresponding provisions of any subsequent federal tax laws.

E. **Fiduciary**. The term "fiduciary" as used in this Last Will and Testament means any Personal Representative or Trustee, as the case may be, acting under this Last Will and Testament

F. **Other Terms**. For the purposes of this Last Will and Testament, the use of either the singular or the plural shall be presumed to include the other. The use of titles and headings in this Last Will and Testament are for organizational purposes only and no such title or heading shall have any legal effect.

G. **Governing Law**. This Last Will and Testament and the administration of my estate shall be governed by the laws of the State of Tennessee. The administration of all trusts created in this Last Will and Testament shall be governed by the laws of the state of the trust situs. The trust situs shall be the State of Tennessee unless changed by the Trustee pursuant to this Last Will and Testament

H. **Disclaimer**. In addition to any disclaimer rights conferred by law, any beneficiary or trustee. at any time within nine (9) months after the date of my death, is hereby given the right to disclaim in whole or in part any interest, benefit. right, privilege or power granted to such beneficiary or trustee under this Last Will and Testament. Any such disclaimer shall be made by duly acknowledged written instrument executed by such beneficiary or trustee, or his or her legal representative, and delivered to the Trustee under this Last Will and Testament. and to my Personal Representative, if any, and filed in the court having jurisdiction over my estate, if any. In the event of any such disclaimer (including a disclaimer under state law), the disclaimed interest. benefit, right, privilege or power shall pass as though such beneficiary or trustee had predeceased me

Specifically, in the case of a beneficiary who disclaims a beneficial interest in trust. as to any interest so disclaimed the trust will be administered and future distributions made as though such beneficiary had predeceased me, even though this may cause an acceleration of one or more remainder interests. However, any such disclaimer by a beneficiary shall not affect any other interest, benefit, right. privilege or power of such beneficiary under this Last Will and Testament which has not been disclaimed.

I. **Administration of Real Property in Probate Estate** I direct that all real property which I may own at the time of my death be administered as part of my probate estate subject to the control of my Personal Representative, as authorized by Tennessee Code Annotated § 31-2-103. It is my intention that my Personal Representative have possession and control of my real property during the period of administration, including the power to lease. encumber and otherwise convey all or any portions of such real property or interests therein without the joinder of any beneficiary of my estate or the approval of any court. The commissions or other expenses arising out of the disposition of any such property by my Personal Representative shall be deemed to be a proper expense of administering my estate.

EFILED 05/22/25 10 19 AM CASE NO. 25P881 Joseph P Day, Clerk

J. **No-Contest Provision** If any descendant of mine or otherwise a Beneficiary of my Last Will and Testament ("Contestant") institutes or causes to be instituted or prosecuted any legal action, law suit or proceeding of any kind or character (i) to contest or set aside my Last Will and Testament, (ii) to challenge or nullify in whole or in part any provision of my Last Will and Testament, or (iii) to cooperate or aid in any such action, suit or proceeding on any ground whatsoever and the resolution of such action, law suit or proceeding turns out to be adverse to Contestant, that in such events, as to any such Contestant and his or her descendants, I: (a) hereby revoke any and all dispositions in my Last Will and Testament to or for the benefit of any such Contestant and his or her descendants, and (b) such unsuccessful Contestant and his or her descendants shall be treated as having predeceased me.

IN WITNESS WHEREOF, I have hereunto set my hand, and hereby publish and declare this document to be my Last Will and Testament, in the presence of the witnesses named below, this 26th day of April 2022.

WELDON BOYD KIDD

EFILED 05/22/25 10.19 AM CASE NO 25P881 Joseph P Day, Clerk

On this 26th day of April 2022, **WELDON BOYD KIDD** did sign, publish and declare the foregoing instrument as and for said person's Last Will and Testament in the presence of the undersigned who, at said person's request, in said person's presence and in the presence of each other, do hereby subscribe our names as attesting witnesses, and we do hereby state that, to the best of our knowledge, at the time of the execution of this Last Will and Testament, **WELDON BOYD KIDD** was at least eighteen (18) years of age and of sound and disposing mind and memory.

Witness

Residing at. 1935 21st Avenue South, Suite 100

Nashville, TN 37212

Witness

Residing at: 1935 21st Avenue South, Suite 100

Nashville, TN 37212

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

I, the undersigned, an officer authorized to administer oaths, certify that **WELDON BOYD KIDD**, the Testator, and the witnesses, whose names are signed to the foregoing instrument, having appeared together before me and having been first duly sworn, each then declared to me that the Testator signed and executed the instrument as said person's Last Will and Testament, and that said person had willingly signed and executed it as said person's free and voluntary act for the purposes therein expressed; and that each of the witnesses, in the presence and hearing of the Testator, signed the Last Will and Testament as witness and that to the best of their knowledge the Testator was at the time eighteen or more years of age, of sound mind, and under no constraint or undue influence.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this 26th day of April 2022.

(SEAL)

Notary Public

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025

My commission expires.

11-3-2025

EFILED 05/22/25 10.19 AM CASE NO 25P881 Joseph P Day, Clerk

AFFIDAVIT BY WITNESSES TO WILL

Each of the aforesaid witnesses, being DAVID HELLER and JESSICA [illegible] subscribed to the foregoing Last Will and Testament of **WELDON BOYD KIDD**, executed on this 26th day of April 2022 having been requested by the Testator to make and sign this Affidavit. and having first been duly sworn before the Notary Public whose name appears below. hereby state that the Testator was over eighteen (18) years of age, was of sound mind. declared the foregoing instrument to be her Last Will and Testament, published and executed it by signing it in the presence of all of us who were all present at the same time and we, in her presence, at her request, and in the presence of each other. subscribed our names as witnesses on the said 26th day of April 2022.

Witness

Witness

Sworn to and subscribed to before me,
this 26th day of April 2022.

Shelley Mason
NOTARY PUBLIC

SHELLEY A. MASON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 11/03/2025

My commission expires:

11-3-2025