Karen Johnson Davidson County
Batch# 1369463 DEEDQC
01/13/2026 01:25:30 PM 27 pgs
Fees: $137.00 Taxes: $0.00
20260113-0003187

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

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**.

Wanda Hiett
AFFIANT

Subscribed and sworn to before me, this 9 day of January 2026.

Kate Nyquist
NOTARY PUBLIC
My Commission Expires: 5/8/29

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/8/29

EXECUTOR'S DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wanda C. Hiett 173 Jefferson Square Nashville, TN 37215	New Owner	131050A17300CO

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, **WANDA C. HIETT, EXECUTRIX OF THE ESTATE OF ROBERT C. BRANNON,** *deceased*, ("Grantor") does hereby quitclaim, transfer and convey unto **WANDA C. HIETT** ("Grantee"), her successors and assigns, all of Grantor's right, title and interest in certain improved real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows: Unit No. Q-173, Jefferson Square, Section One, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the Plat of Jefferson Square Section One, Condominium Apartments, recorded in Book 4675, Page 12 of the Register's Office of Davidson County Tennessee, to which reference is hereby made.

Being the same property conveyed to Robert C. Brannon, unmarried, by Warranty Deed from Kimberly Anne Seals, unmarried, of record in Instrument No. 20090626-0059697, Register's Office for Davidson County, Tennessee.

The said Robert C. Brannon (hereinafter listed as "Decedent") having since died testate as a resident of Davidson County, Tennessee on October 10, 2025. Decedent's Last Will and Testament dated March 25, 2019 (the "Will") and Decedent's Codicil to the Last Will and Testament, dated April 8, 2025 (the "Codicil"), were admitted to probate on December 12, 2025, under Docket Number 25P2361 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Said Order is attached hereto as **Exhibit 1**. By entry of the same Order, Wanda C. Hiett was appointed as the Personal Representative of Decedent's Estate. The Court issued Letters Testamentary accordingly and the same are attached hereto as **Exhibit 2**. Pursuant to Decedent's Last Will and Testament, attached hereto as **Exhibit 3**, Decedent devised his entire interest in the hereinabove described property to Wanda C. Hiett.

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

This is **improved** property known as: **173 JEFFERSON SQUARE, NASHVILLE, TENNESSEE 37215**

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9 day of January 2026.

ESTATE OF ROBERT C. BRANNON

Wanda C. Hiett

WANDA C. HIETT, *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 Wanda C. Hiett, 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 Robert C. Brannon and in her capacity as such Executrix, acknowledged that the execution of the within instrument was for the purposes therein contained.

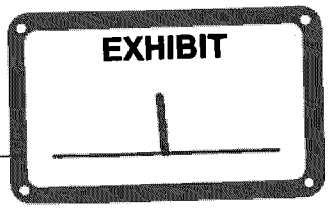
Witness my hand and official seal at office, this 9 day of January 2026.

Kate Nyquist

Notary Public
My Commission Expires: 5/8/29

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/8/29

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



IN RE: ESTATE OF	)	
ROBERT C. BRANNON,	)	**No.** _____
Decedent.	)	

ORDER GRANTING PETITION TO OPEN TESTATE ESTATE AND APPOINT EXECUTRIX

In accordance with Tennessee Code Annotated Section 30-1-117, Wanda C. Hiett has filed a petition to open the testate estate of Robert C. Brannon and appoint an Executrix. All information required by applicable statute and local rule is in the record. The Decedent's original Last Will and Testament and Codicil are in the possession of the Circuit Court Clerk. Petitioner's attorney has filed a request that the Court review the petition and enter an order without a hearing. The Court concludes upon consideration of the entire record, and without a hearing, that the petition should be granted.

IT IS THEREFORE ORDERED THAT:

1. The Estate of Robert C. Brannon is opened as a testate estate.

2. The Decedent's Last Will and Testament dated March 25, 2019 (the "Will"), and a First Codicil to the Last Will and Testament dated April 8, 2025 (the "Codicil") are admitted to probate in common form (and not in solemn form).

3. Wanda C. Hiett is appointed as the Executrix.

4. Upon the Executrix signing the oath of office, the Circuit Court Clerk shall issue Letters Testamentary to the Executrix.

5. The Circuit Court Clerk shall cause the Notice to Creditors to be published as required by statute.

6. Bond is waived pursuant to the terms of the Will.

7. Inventory is waived pursuant to the terms of the Will.

8. Annual accountings are waived pursuant to the terms of the Will.

9. The Executrix shall file a status report on the date that is 15 months from the date of appointment, an annually thereafter so long as the estate remains open.

10. Court costs are taxed to the Estate.

11. All other matters are reserved.

{ELECTRONIC SIGNATURE OF JUDGE OR SPECIAL MASTER IS ATTACHED}

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
knyquist@mhpslaw.com

Attorneys for the Estate

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:

Wanda Hiett
173 Jefferson Square
Nashville, TN 37215

Gerald S. Brannon
5828 SE Yamhill Street
Portland, OR 97215

Daniel J. Brown
475 North Highland St.
Apt. 9L
Memphis, TN 38122-4534

Charles R. Brown
161 Basham Rd
Pollok, TX 75969

Dorothy Jean Brown Beshires
562 Norfolf Street
Abingdon, VA 24210

Donna Lynn Brown Lively
1310 McCoy Circle
Jonesborough, TN 37659

John Denham
1256 Burkhalter Gap Rd
Rising Fawn, GA 30738

Mark Denham
430 Finnhorse Lane
Franklin, TN 37064

Sarah Kathryn Bogard
2200 Edinborough Drive
Murray, KY 42071

Kaitlyn Speed
416 Bambi Court South
Murray, KY 42071

Made in the Streets
c/o Otter Creek Church of Christ
409 Franklin Road
Brentwood, TN 37027

Montgomery Bell Academy
4001 Harding Road
Nashville, TN 37205

Murray State University
102 Curts Center
Murray, KY 42071

David Lipscomb University
1 University Park Drive
Nashville, TN 37204

Middle TN Council Boy Scouts of America
3414 Hillsboro Road
PO Box 150409
Nashville, TN 37215

TN Society of CPAs Educational and Memorial Fund
201 Powell Place
Brentwood TN 37027

Tennessee Children's Home
PO Box 10
Spring Hill, TN 37174

Richard Farley
114 Bristol Court
Murfreesboro, TN 37127

this 10th day of December 2025.

/S/Kate Nyquist
Kate Nyquist

Case Title: HIETT V BRANNON
Case Number: 25P2361
Type: APPOINTING ORDER - ESTATES

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

EXHIBIT
2

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **WANDA HIETT** DOCKET NO: **25P2361**

*It appearing to the Court that **ROBERT C. BRANNON** 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 **WANDA HIETT**, 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 **January 6th, 2026**.*

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 **WANDA HIETT** as **Executrix** of the estate of **ROBERT C. BRANNON**, deceased, and I do further certify that **WANDA HIETT** is still acting **Executrix** of the estate of **ROBERT C. BRANNON** 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 8th day of January, 2026

JOSEPH P. DAY, Clerk

_____ D.C.

FILED 01/07/26 08:44 AM PAGE NO 25P2361 Joseph P. Day, Clerk

EFILED 12/12/25 03:56 PM CASE NO 25P2361 Joseph P. Day, Clerk

EXHIBIT
3

LAST WILL AND TESTAMENT OF ROBERT C. BRANNON

FILED
DEC 12 2025
JOSEPH P. DAY, Clerk
By _____ Deputy

LAW OFFICES
GOODMAN CALLAHAN BLACKSTONE, PLLC
209 10TH AVE SOUTH
CUMMINS STATION, SUITE 432
NASHVILLE, TENNESSEE 37203

Last Will and Testament of Robert C. Brannon

I, **Robert C. Brannon**, a resident of Davidson County, Tennessee, revoke any prior wills and codicils made by me and declare this to be my Last Will and Testament.

Article One
Family Information

I am unmarried.

I have one child, Gerald S. Brannon.

All references in this agreement to "my children" are references to my son.

References to "my descendants" are to my children and his descendants.

Article Two
Specific and General Gifts

Section 2.01 Specific Bequests

(a) I specifically bequeath Twenty-Five Thousand Dollars ($25,000) to each of the following organizations for a total specific bequest of One Hundred Seventy-Five Thousand Dollars ($175,000) to be made under this Subsection (a) of Section 2.01:

(1) **MADE IN THE STREETS**, c/o Otter Creek Church of Christ, 409 Franklin Road, Brentwood, Tennessee 37027;

(2) **MONTGOMERY BELL ACADEMY**, 4001 Harding Road, Nashville, Tennessee 37205;

(3) **MURRAY STATE UNIVERSITY**, 102 Curris Center, Murray, Kentucky 42071;

(4) **DAVID LIPSCOMB UNIVERSITY**, One University Park Drive, Nashville, Tennessee 37204;

(5) **MEMPHIS THEOLOGICAL SEMINARY**, 168 East Parkway South, Memphis, Tennessee 38104;

(6) **MIDDLE TENNESSEE COUNCIL, BOY SCOUTS OF AMERICA**, 3414 Hillsboro Road, P.O. Box 150409, Nashville, Tennessee 37215;

(7) **TENNESSEE SOCIETY OF CPAS – EDICATIONAL AND MEMORIAL FUND**, 201 Powell Place, Brentwood, Tennessee 37027.

(b) I specifically bequeath Fifteen Thousand Dollars ($15,000) to the **TENNESSEE CHILDREN'S HOME**, P.O. Box 10, Spring Hill, Tennessee 37174.

(c) I hereby give, devise, and bequeath to **MONTGOMERY BELL ACADEMY** in Nashville, Tennessee all works of art in my direct or indirect possession at my death.

(d) If he survives me, I hereby give, devise and bequeath to my son, **GERALD S. BRANNON**, all silverware, china, and glassware in my direct or indirect possession at my death.

(e) If she survives me, I hereby give, devise and bequeath my vehicle to **WANDA C. HIETT**.

(f) I give, devise, and bequeath my entire interest in the real property, including any buildings and improvements, located at, or adjoining, 173 Jefferson Square, Nashville, Tennessee 37215 to **WANDA C. HIETT**, if she survives me, or if not, to my son, **GERALD S. BRANNON**, if he survives me. Said property shall be distributed free and clear of all liens and encumbrances against such property that exist at my death.

(g) I give, devise, and bequeath my real property, including any buildings and improvements, located at, or adjoining, known as 197 Timber Lane in Dekalb County, Tennessee, which shall only consist of parcel numbers 052 002.01, 052 002.07, and 052 002.03, in equal shares to **WANDA C. HIETT**, if she survives me, and my friend, **RICHARD FARLEY**, if he survives me. If either of **WANDA C. HIETT** or **RICHARD FARLEY** fails to survive me, then the survivor of such individuals shall receive the entirety of the real property described in this Section 2.01(g). Said property shall be distributed free and clear of all liens and encumbrances against the property that exist at my death.

Section 2.02 Distribution of Tangible Personal Property

I give and bequeath all my tangible personal property, together with any insurance policies covering the property and any claims under those policies (other than items effectively disposed of above) to **WANDA C. HIETT**, or to my Personal Representative if she does not survive me, to distribute among my son, **GERALD S. BRANNON,** and my nieces and nephews, **DANIEL J. BROWN, CHARLES R. BROWN, DOROTHY JEAN BROWN BESHIRES, DONNA LYNN BROWN LIVELY, JOHN DENHAM, MARK DENHAM, AND DAVID DENHAM**, according to her discretion or the Personal Representative's discretion. If **WANDA**

C. HIETT survives me, she may keep any and all of my tangible personal property that she does not distribute to my son and/or my above-named nieces and nephews. My Personal Representative will not incur any liability to any party for decisions made by my Personal Representative with respect to the division or sale of my tangible personal property. Any decision made by my Personal Representative will be final and binding on all of my beneficiaries.

Section 2.03 Definition of Tangible Personal Property

For purposes of this Article, the term "tangible personal property" includes but is not limited to my household furnishings, appliances and fixtures, works of art, motor vehicles, pictures, collectibles, personal wearing apparel and jewelry, books, sporting goods, and hobby paraphernalia. The term does not include any tangible property that my Personal Representative, in its sole and absolute discretion, determines to be part of any business or business interest that I own at my death.

Section 2.04 Ademption

If property to be distributed under this Article is not part of my probate estate at my death and does not subsequently become part of my probate estate, then the specific gift made in this Article is null and void, without any legal or binding effect.

Section 2.05 Incidental Expenses and Encumbrances

Until property distributed in accordance with this Article is delivered to the appropriate beneficiary or to the beneficiary's legal representative, my Personal Representative will pay the reasonable expenses of securing, storing, insuring, packing, transporting, and otherwise caring for the property as an administration expense. Except as otherwise provided in my Will, my Personal Representative will distribute property under this Article subject to all liens, security interests, and other encumbrances on the property.

Article Three
My Residuary Estate

Section 3.01 Definition of My Residuary Estate

All the remainder of my estate, including property referred to above that is not effectively disposed of, will be referred to in my Will as my "residuary estate."

Section 3.02 Disposition of My Residuary Estate

My Personal Representative shall divide and distribute my residuary estate as follows:

(a) Fifty-Percent (50%) of my residuary estate shall pass outright and free of trust to my son, **GERALD S. BRANNON,** if he survives me.

(b) Twenty-Five Percent (25%) of my residuary estate shall be divided into Four (4) equal shares and One (1) of each such shares shall be named for each child of my deceased sister, **PEGGY BRANNON BROWN**, who are **DANIEL J. BROWN, CHARLES R. BROWN, DOROTHY JEAN BROWN BESHIRES,** and **DONNA LYNN BROWN LIVELY**. Each share shall pass to each of the named beneficiaries outright and free of trust. If any of the above-named beneficiaries predecease me, his or her share shall be divided and distributed evenly among the beneficiaries named in this paragraph who survive me.

(c) Twenty-Five Percent (25%) of my residuary estate shall be divided into Three (3) equal shares and One (1) of each such shares shall be named for each child of my deceased sister, **SHIRLEY JEAN BRANNON DENHAM,** who are **JOHN DENHAM, MARK DENHAM,** and **DAVID DENHAM**. Each share shall pass to each of the named beneficiaries outright and free of trust.

If a beneficiary is deceased, I give, devise, and bequeath the beneficiary's share to his or her descendants, *per stirpes*. If the beneficiary has no living descendants, I give, devise, and bequeath the share to the other beneficiaries *pro rata*. If there are no other beneficiaries my Personal Representative shall distribute the share as provided in Article Four entitled "Remote Contingent Distribution."

Article Four
Remote Contingent Distribution

If, at any time, there is no person or entity qualified to receive final distribution of my estate or any part of it, then the portion of my estate with respect to which the failure of qualified recipients has occurred shall be distributed to those persons who would inherit it had I then died intestate owning the property, as determined and in the proportions provided by the laws of Tennessee then in effect.

Article Five
Designation of Fiduciaries

Section 5.01 Personal Representative

I name **ELIZABETH BETTS HICKMAN** and **WANDA C. HIETT**, jointly, as my Personal Representative. If **WANDA C. HIETT** fails or ceases to act as Personal Representative, **ELIZABETH BETTS HICKMAN** may serve alone as Personal Representative. If

ELIZABETH BETTS HICKMAN fails to qualify or ceases to serve as Personal Representative, **WANDA C. HIETT** shall appoint an individual who is a licensed attorney in good standing or certified public accountant to serve with her as Co-Personal Representative or sole Personal Representative if **WANDA C. HIETT** fails to qualify or ceases to serve as Personal Representative.

Article Six
General Administrative Provisions

The provisions of this Article apply to my probate estate and to any trust created under my Will.

Section 6.01 Intention for Non-Taxable Estate

It is my intention and expectation that my estate will not be of a sufficient size and value to be subject to any federal or state estate, inheritance, or transfer taxes ("death taxes"). However, if distributing my residual estate in accordance with Article Three above subjects my estate to any death tax liability, then my Personal Representative, in his sole discretion, may distribute such amounts that are unable to pass free of death taxes to the organizations named in Article Two, Section 2.01(a)-(b), in the amounts and manner as my Personal Representative shall deem appropriate.

Section 6.02 No Bond, Inventory, or Accounting

No Fiduciary is required to furnish an inventory, accounting or any bond for the faithful performance of the Fiduciary's duties, unless required by a court of competent jurisdiction and only if the court finds that an inventory, accounting or bond is needed to protect the interests of the beneficiaries. No surety is required on any bond required by any law or rule of court, unless the court specifies that a surety is necessary.

Section 6.03 Distributions to Incapacitated Persons and Persons Under Twenty-One Years of Age

If my Personal Representative is directed to distribute any share of my probate estate to any beneficiary who is under the age of 21 years or is in the opinion of my Personal Representative, under any form of incapacity that renders such beneficiary unable to administer distributions properly when the distribution is to be made, my Personal Representative may, as Trustee, in my Personal Representative's discretion, continue to hold such beneficiary's share as a separate trust until the beneficiary reaches the age of 21 or overcomes the incapacity. My Personal Representative shall then distribute such beneficiary's trust to him or her. The Trustee shall pay to the beneficiary for whom the trust is held such amounts of the net income and principal as the fiduciary determines to be necessary or advisable for the beneficiary's health, education, maintenance and support.

Upon the death of the beneficiary, the Trustee shall distribute any remaining property in the trust, including any accrued and undistributed income, to such persons as such beneficiary appoints by his or her Will. This general power may be exercised in favor of the beneficiary, the beneficiary's estate, the beneficiary's creditors, or the creditors of the beneficiary's estate. To

the extent this general power of appointment is not exercised, on the death of the beneficiary, the trust property is to be distributed to the beneficiary's then living descendants, *per stirpes*, or, if none, *per stirpes* to the living descendants of the beneficiary's nearest lineal ancestor who was a descendant of mine, or if no such descendant is then living, to my then living descendants, *per stirpes*. If I have no then living descendants the property is to be distributed under the provisions of Article Four entitled "Remote Contingent Distribution."

Section 6.04 Representative of a Beneficiary

The guardian of the person of a beneficiary may act for such beneficiary for all purposes under my Will or may receive information on behalf of such beneficiary.

Section 6.05 Distributions to Beneficiaries

Whenever my Will authorizes or directs my Fiduciary to make a distribution of net income or principal to a beneficiary, my Fiduciary may apply for the benefit of the beneficiary any property that otherwise could be distributed directly to the beneficiary. My Fiduciary does not have a responsibility to inquire into the beneficiary's ultimate disposition of the distributed property unless specifically directed otherwise by my Will.

My Fiduciary may make distributions in cash or in kind, or partly in each, in proportions and at values determined by my Fiduciary. My Fiduciary may allocate undivided interests in specific assets to a beneficiary or trust in any proportion or manner that my Fiduciary determines, even though the property allocated to one beneficiary may be different from that allocated to another beneficiary.

My Fiduciary may make these determinations without regard to the income tax attributes of the property and without the consent of any beneficiary.

Section 6.06 Ancillary Administration

In the event ancillary administration is required or desired and my domiciliary Personal Representative is unable or unwilling to act as an ancillary fiduciary, my domiciliary Personal Representative will have the power to designate, compensate, and remove the ancillary fiduciary. The ancillary fiduciary may be either a natural person or a corporation. My domiciliary Personal Representative may delegate to such ancillary fiduciary such powers granted to my original Personal Representative as my Personal Representative may deem proper, including the right to serve without bond or surety on bond. The net proceeds of the ancillary estate are to be paid over to the domiciliary Personal Representative.

Section 6.07 Delegation of Authority; Power of Attorney

Any Fiduciary may, by an instrument in writing, delegate to any other Fiduciary the right to exercise any power, including a discretionary power, granted the Fiduciary in my Will. During the time a delegation under this Section is in effect, the Fiduciary to whom the delegation was made may exercise the power to the same extent as if the delegating Fiduciary had personally joined in the exercise of the power. The delegating Fiduciary may revoke the delegation at any time by giving written notice to the Fiduciary to whom the power was delegated.

The Fiduciary may execute and deliver a revocable or irrevocable power of attorney appointing any individual or corporation to transact any and all business on behalf of the trust. The power of attorney may grant to the attorney-in-fact all of the rights, powers, and discretion that the Fiduciary could have exercised.

Article Seven
Powers of My Fiduciaries

Section 7.01 Fiduciaries' Powers Act

My Fiduciaries may, without prior authority from any court, exercise all powers conferred by my Will or by common law or by Tennessee Code Annotated Section 35-50-110 or other statute of the State of Tennessee or any other jurisdiction whose law applies to my Will. My Personal Representative has absolute discretion in exercising these powers. Except as specifically limited by my Will, these powers extend to all property held by my fiduciaries until the actual distribution of the property.

Section 7.02 Alternative Distribution Methods

My Fiduciary may make any payment provided for under my Will or under the terms of any trust established under my Will as follows:

Directly to the beneficiary;

In any form allowed by applicable state law for gifts or transfers to minors or persons under a disability;

To the beneficiary's guardian, conservator, agent under a durable power of attorney or caregiver for the benefit of the beneficiary; or

By direct payment of the beneficiary's expenses, made in a manner consistent with the proper exercise of the fiduciary's duties hereunder. A receipt by the recipient for any such distribution fully discharges my Fiduciary.

Article Eight
Provisions for Payment of Debts, Expenses and Taxes

Section 8.01 Payment of Debts and Expenses

I direct that all my legally enforceable debts, secured and unsecured, be paid as soon as practicable after my death unless I have specifically directed that a devisee of a bequest of specific property take the specific property subject to all liens and encumbrances. If I have directed that a devisee take property subject to all liens and encumbrances, the devisee is not entitled to have the liens and encumbrances paid out of my estate.

Section 8.02 Disclaimer and Renunciation by Beneficiary

If any beneficiary is entitled to a benefit under this Will, such beneficiary or such beneficiary's executor, if such beneficiary is deceased, is authorized to disclaim all or any part of that benefit. In addition to any other method of disclaimer or release recognized by law, said beneficiary or his or her executor may disclaim or release any interest under this Will by delivering to the Personal Representative a notarized instrument to that effect. After any disclaimer, the benefits under this Will that have been disclaimer or released shall pass in the same manner as they would have if such beneficiary had predeceased the vesting of such benefit.

Section 8.03 No Apportionment

Except as otherwise provided in this Article or elsewhere in my will, my Personal Representative shall provide for payment of all estate, inheritance and succession taxes payable by reason of my death ("death taxes") from my residuary estate as an administrative expense without apportionment and will not seek contribution toward or recovery of any death tax payments from any individual.

For the purposes of this Article, however, the term "death taxes" does not include any additional estate tax imposed by Section 2031(c)(5)(C), Section 2032A(c) or Section 2057(f) of the Internal Revenue Code or any other comparable taxes imposed by any other taxing authority. Nor does the term include any generation-skipping transfer tax, other than a direct skip.

Section 8.04 Protection of Exempt Property

Death taxes are not to be allocated to or paid from any assets that are not included in my gross estate for federal estate tax purposes. In addition, to the extent practicable, the Trustee should not pay any death taxes from assets that are exempt for generation-skipping transfer tax purposes.

Section 8.05 Protection of the Charitable Deduction

Death taxes are not to be allocated to or paid from any assets passing to any organization that qualifies for the federal estate tax charitable deduction, or from any assets passing to a split-interest charitable trust, unless my Personal Representative has first used all other assets available to my Personal Representative to pay the taxes.

Section 8.06 Property Passing Outside of My Will

Except as to Qualified Retirement Benefits, death taxes imposed with respect to property included in my gross estate for purposes of computing the tax and passing other than by my Will are to be apportioned among the persons and entities benefited in the proportion that the taxable value of the property or interest bears to the total taxable value of the property and interests received by all persons benefited. The values to be used for the apportionment are the values as finally determined under federal, state, or local law as the case may be.

Section 8.07 No Apportionment Between Current and Future Interests

No interest in income and no estate for years or for life or other temporary interest in any property or trust is to be subject to apportionment as between the temporary interest and the

remainder. The tax on the temporary interest and the tax, if any, on the remainder are chargeable against the corpus of the property or trust subject to the temporary interest and remainder.

Section 8.08 Restrictions on Certain Payments from Qualified Retirement Plans

The term "designation date" means September 30 of the calendar year following the calendar year in which my death occurs, or another date as established by Treasury Regulations or other tax law authority as the final date for determining whether a trust created under my Will meets the requirements for treatment of the trust's oldest beneficiary as if the beneficiary were named individually as beneficiary of any qualified retirement plan payable to the trust.

Notwithstanding any other provision of this agreement or state law to the contrary, no distribution may be made to benefit my estate, any charity, or any beneficiary other than an individual on or after the designation date. It is my intent that all qualified retirement benefits held by or payable to a trust created under my Will on or after the designation date be distributed to or held only for individual beneficiaries, within the meaning of Section 401(a)(9) of the Internal Revenue Code.

Qualified retirement benefits may not be used or applied on or after the designation date for payment of my debts, taxes, expenses of administration or other claims against my estate or for payment of estate, inheritance or similar transfer taxes due on account of my death, other than those directly attributable to and the legal obligation of a particular qualified retirement plan. This Section does not apply to any bequest or expense that is specifically directed to be funded with qualified retirement benefits.

Section 8.09 Tax Elections

In exercising any permitted elections regarding taxes, my fiduciaries may make any decisions that they deem to be appropriate in any circumstances, and my fiduciaries are not required to make any compensatory adjustment as a consequence of any election. My Personal Representative may also pay taxes or interest and deal with any tax refunds, interest, or credits as my Personal Representative deems to be necessary or advisable in the interest of my estate.

My Personal Representative, in his or her sole and absolute discretion, may make any adjustments to the basis of my assets authorized by law, including but not limited to increasing the basis of any property included in my gross estate, whether or not passing under my Will, by allocating any amount by which the basis of my assets may be increased. My Personal Representative is not required to allocate basis increase exclusively, primarily or at all to assets passing under my Will as opposed to other property included in my gross estate. My Personal Representative may elect, in his or her sole and absolute discretion, to allocate basis increase to one or more assets that my Personal Representative receives or in which my Personal Representative has a personal interest, to the partial or total exclusion of other assets with respect to which such allocation could be made. My Personal Representative may not be held liable to any person for the exercise of his or her discretion under this Section.

Section 8.10 Payment of Charitable Bequests

My Personal Representative shall make all charitable distributions, to the extent possible, from property that constitutes 'income in respect of a decedent' as that term is defined under the U.S. income tax laws, and the distribution will qualify for the income tax charitable deduction under Section 642(c)(5) of the Internal Revenue Code, as the same may be amended from time to time.

Article Nine
Definitions and General Provisions

Section 9.01 Definitions

For purposes of my Will and for the purposes of any trust established under my Will, the following definitions apply:

(a) Descendants

The term "descendants" means any one or more person who follows in direct descent (as opposed to collateral descent) from a person, such as a person's children, grandchildren, or other descended individuals of any generation.

(b) Fiduciary

"Fiduciary" or "Fiduciaries" refer to my Personal Representative and the Trustee, or if they are different persons, either of them. My "Personal Representative" includes any executor, ancillary executor, administrator, or ancillary administrator, whether local or foreign, and whether of all or part of my estate, multiple Personal Representatives, and their successors.

Except as otherwise provided in this Last Will and Testament, a fiduciary has no liability to any party for action (or inaction) taken in good faith.

(c) Good Faith

For the purposes of this Last Will and Testament, a fiduciary has acted in good faith if (i) its action or inaction is not a result of intentional wrongdoing, (ii) the fiduciary did not make the decision with reckless indifference to the interests of the beneficiaries, and (iii) its action or inaction does not result in an improper personal pecuniary benefit to the fiduciary.

(d) Incapacity

Except as otherwise provided in my Will, a person is deemed to be incapacitated in any of the following circumstances.

(1) The Opinion of Two Licensed Physicians

An individual is deemed to be incapacitated whenever, in the opinion of two licensed physicians, the individual is unable to effectively manage his or her property or financial affairs, whether

as a result of age, illness, use of prescription medications, drugs or other substances, or any other cause. If an individual whose capacity is in question refuses to provide necessary documentation or otherwise submit to examination by licensed physicians, that individual will be considered incapacitated.

An individual is deemed to be restored to capacity whenever the individual's personal or attending physician provides a written opinion that the individual is able to effectively manage his or her property and financial affairs.

(2) Court Determination

An individual is deemed to be incapacitated if a court of competent jurisdiction has declared the individual to be disabled, incompetent or legally incapacitated.

(3) Detention, Disappearance or Absence

An individual is deemed to be incapacitated whenever he or she cannot effectively manage his or her property or financial affairs due to the individual's unexplained disappearance or absence for more than 30 days, or whenever he or she is detained under duress.

An individual's disappearance, absence or detention under duress may be established by an affidavit of any fiduciary. The affidavit must describe the circumstances of an individual's detention under duress, disappearance, or absence and may be relied upon by any third party dealing in good faith with my fiduciary in reliance upon the affidavit.

An individual's disappearance, absence, or detention under duress may be established by an affidavit of my Personal Representative.

(e) Internal Revenue Code

References to the "Internal Revenue Code" or to its provisions are to the Internal Revenue Code of 1986, as amended from time to time, and the corresponding Treasury Regulations, if any. References to the "Treasury Regulations," are to the Treasury Regulations under the Internal Revenue Code in effect from time to time. If a particular provision of the Internal Revenue Code is renumbered, or the Internal Revenue Code is superseded by a subsequent federal tax law, any reference will be deemed to be made to the renumbered provision or to the corresponding provision of the subsequent law, unless to do so would clearly be contrary to my intent as expressed in my Will. The same rule applies to references to the Treasury Regulations.

(f) Legal Representative

As used in my Will, the term "legal representative" means a person's guardian, conservator, personal representative, executor, administrator, Trustee, or any other person or entity personally representing a person or the person's estate.

(g) Per Stirpes

Whenever a distribution is to be made to a person's descendants *per stirpes*, the distribution will be divided into as many equal shares as there are then-living children of that person and deceased children of that person who left then-living descendants. Each then-living child will receive one share and the share of each deceased child will be divided among the deceased child's then-living descendants in the same manner.

(h) Qualified Retirement Plan

The term "qualified retirement plan" means a plan qualified under Section 401 of the Internal Revenue Code, an individual retirement arrangement under Section 408 or Section 408A or a tax-sheltered annuity under Section 403. The term "qualified retirement benefits" means the amounts held in or distributed pursuant to a plan qualified under Section 401, an individual retirement arrangement under Section 408 or Section 408A, a tax-sheltered annuity under Section 403 or any other benefit subject to the distribution rules of Section 401(a)(9).

(i) Shall and May

Unless otherwise specifically provided in my Will or by the context in which used, I use the word "shall" in my Will to command, direct or require, and the word "may" to allow or permit, but not require. In the context of the Trustee, when I use the word "may" I intend that the Trustee may act in its sole and absolute discretion unless otherwise stated in my Will.

(j) Trust

The term "trust," refers to any trusts created under the terms of my Will.

(k) Trustee

The term "Trustee" refers to any person or entity that is from time to time acting as the Trustee and includes each Trustee individually, multiple Trustees, and their successors.

(l) Trust Property

The term "trust property" means all property held by a Trustee under my Will, including all property that the Trustee may acquire from any source.

(m) Other Definitions

Except as otherwise provided in my Will, terms shall be as defined in Tennessee Code Annotated Section 32-1-101, et. seq as amended after the date of my Will and after my death.

Section 9.02 Contest Provision

If any person directly or indirectly attempts to contest or oppose the validity of my Will, (including any codicil to my Will), or commences, continues or prosecutes any legal proceedings to set my Will aside, then that person will forfeit his or her share, cease to have any right or interest in my estate, and will, for purposes of my Will, be deemed to have predeceased me.

Section 9.03 Survivorship Presumption

If any beneficiary is living at my death, but dies within 15 days thereafter, then the beneficiary will be deemed to have predeceased me for all purposes of my Will.

Section 9.04 General Provisions

The following general provisions and rules of construction apply to my Will:

(a) Singular and Plural; Gender

Unless the context requires otherwise, words denoting the singular may be construed as plural and words of the plural may be construed as denoting the singular. Words of one gender may be construed as denoting another gender as is appropriate within the context. The word "or" when used in a list of more than two items may function as both a conjunction and a disjunction as the context requires or permits.

(b) Headings of Articles, Sections, and Subsections

The headings of Articles, Sections, and subsections used within my Will are included solely for the convenience and reference of the reader. They have no significance in the interpretation or construction of my Will.

(c) Governing State Law

My Will shall be governed, construed and administered according to the laws of Tennessee as from time to time amended. Questions of administration of any trust established under my Will are to be determined by the laws of the situs of administration of that trust.

(d) Notices

Unless otherwise stated, whenever my Will calls for notice, the notice will be in writing and will be personally delivered with proof of delivery, or mailed postage prepaid by certified mail, return receipt requested, to the last known address of the party requiring notice. Notice will be effective on the date personally delivered or on the date of the return receipt. If a party giving notice does not receive the return receipt but has proof that he or she mailed the notice, notice will be effective on the date it would normally have been received via certified mail. If notice is required to be given to a minor or incapacitated individual, notice will be given to the parent or legal representative of the minor or incapacitated individual.

(e) Severability

The invalidity or unenforceability of any provision of my Will does not affect the validity or enforceability of any other provision of my Will. If a court of competent jurisdiction determines that any provision is invalid, the remaining provisions of my Will are to be interpreted and construed as if any invalid provision had never been included in my Will.

IN WITNESS WHEREOF, I have hereunto subscribed my name on March 25, 2019.

Robert C. Brannon

We certify that this instrument was signed, published and declared by **Robert C. Brannon** to be his Last Will and Testament in our presence, and that we, at his request and in his presence and in the presence of each other have hereunto signed our names as witnesses on March 25, 2019.

Signature of Witness

WILLIAM E. BLACKSTONE
Name of Witness

Signature of Witness

David J. Callahan, III
Name of Witness

SELF-PROVING AFFIDAVIT

STATE OF TENNESSEE)
) ss:
DAVIDSON COUNTY)

We, the undersigned, being duly sworn, make oath as follows:

That on the day and date below written, **Robert C. Brannon** declared and signified to us that the foregoing instrument was his Last Will and Testament; that he signed the same in our sight and presence; and in his sight and presence and in the sight and presence of each other we subscribed our names hereto as attesting witnesses; that at the time he was more than eighteen (18) years of age, of sound mind and memory, and not under any undue influence; and that we, being all of the attesting witnesses to said instrument, make and sign this Affidavit at his request on this day, March 25, 2019.

Signature of Witness

Signature of Witness

Personally appeared before me, Michael R. Griffin, Notary Public of the aforementioned county and state, William E. Blackstone and David J. Callahan, III, the within named Witnesses with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within Witnesses' Affidavit for the purposes therein contained.

(SEAL)

MICHAEL R. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

Notary Public
My Commission Expires: 03/03/2020

FILED
DEC 12 2025
JOSEPH P. DAY Clerk
By Deputy

FIRST CODICIL TO THE LAST WILL & TESTAMENT OF ROBERT C. BRANNON

I, ROBERT C. BRANNON, a resident of Davidson County, Tennessee, hereby make this First Codicil to my Last Will and Testament, dated March 25, 2019.

(1) **I hereby revoke Article Two, Section 2.01(a) of my Last Will and Testament titled "Specific Bequests", and replace it with the following provision:**

(a) I specifically bequeath Twenty-Five Thousand Dollars ($25,000.00) to each of the following organizations for a total specific bequest of One Hundred Fifty Thousand Dollars ($150,000.00), to be made under this Subsection (a) of Section 2.01:

(1) **MADE IN THE STREETS**, c/o Otter Creek Church of Christ, 409 Franklin Road, Brentwood, Tennessee 37027;
(2) **MONTGOMERY BELL ACADEMY**, 4001 Harding Road, Nashville, Tennessee 37205;
(3) **MURRAY STATE UNIVERSITY**, 102 Curris Center, Murray, Kentucky 42071;
(4) **DAVID LIPSCOMB UNIVERSITY**, One University Park Drive, Nashville, Tennessee 37204;
(5) **MIDDLE TENNESSEE COUNCIL BOY SCOUTS OF AMERICA**, 3414 Hillsboro Road, P.O. Box 150409, Nashville, Tennessee 37215; and
(6) **TENNESSEE SOCIETY OF CPAS – EDUCATIONAL AND MEMORIAL FUND**, 201 Powell Place, Brentwood, Tennessee 37027

Notwithstanding the foregoing, in the event I designate one (1) or more of the entities set forth in Section 2.01(a)(1)-(6) above as a beneficiary to one (1) or more of my retirement account(s) upon my death, the distribution made to the entity from said account is intended to offset the specific bequest set forth herein and reduce the $25,000.00 bequest by the amount the entity receives as a designated beneficiary of my retirement account(s).

For the sake of clarity and by way of example, if, upon my death, I have a retirement account that lists **MADE IN THE STREETS** as a complete or partial beneficiary in an amount equal to or exceeding $25,000.00, then my intent is that said distribution entirely offset the specific bequest set forth in Section 2.01(a)(1). If I have a retirement account that lists **MADE IN THE STREETS** as a complete or partial beneficiary in an amount of $10,000.00, it is my intent that $10,000.00 count towards the specific bequest and **MADE IN THE STREETS** only receive $15,000.00 of the specific bequest set forth in Section 2.01(a)(1).

(2) I hereby revoke Article Five in its entirety and replace it with the following provision:

Article Five
Designation of Fiduciaries

Section 5.01 Personal Representative

I name **WANDA C. HIETT** as my Personal Representative. If **WANDA C. HIETT** fails or ceases to act as my Personal Representative, **WANDA C. HIETT** shall appoint an individual who is a licensed attorney in good standing or certified public accountant to serve as Personal Representative. In the event **WANDA C. HIETT** does not make such an appointment, the income beneficiaries of my estate shall select a Personal Representative by majority vote.

(3) I hereby ratify, republish, incorporate by reference, and reaffirm all other provisions of the Last Will and Testament, dated March 25, 2019, in all respects except as modified by this Codicil.

I sign this First Codicil to my Last Will and Testament dated March 25, 2019, on this the 8th day of April, 2025.

Robert C Brannon
ROBERT C. BRANNON

The foregoing Codicil was signed, sealed, published and declared this April 8th, 2025, by ROBERT C. BRANNON, the Testator, as his First Codicil, in the presence of us, as witnesses Thomas J. Parker and Mark Miccio Jr who at the same time, at his request, in his presence and in the presence of each other, hereunto subscribe our names as witnesses thereto, and we attest to the sound and disposing mind of ROBERT C. BRANNON and to signing of this Codicil on this the 8th day of April, 2025.

Thomas J Parker
SIGNATURE OF WITNESS

1044 Tyne Blvd Nashville TN
ADDRESS

Mark Miccio
SIGNATURE OF WITNESS

107 Wellington Park Ct
Nashville, TN, 37215
ADDRESS

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, on this day personally appeared ROBERT C. BRANNON, Thomas J Parker and Mark Miccioli, known to me to be the Testator and the witnesses, respectively, whose names are signed to the foregoing instrument. All of these persons were first duly sworn by me. ROBERT C. BRANNON, the Testator, declared to me and to the witnesses, in my presence, that the foregoing instrument is the Testator's Codicil and that the Testator willingly signed and executed such instrument in the presence of the witnesses, as the Testator's free and voluntary act for the purposes expressed in the instrument. Each of the witnesses declared in the presence and hearing of the Testator that the foregoing instrument was executed and acknowledged by the Testator as the Testator's Codicil in their presence and that they, in the Testator's presence, hearing and sight and at the Testator's request, and in the presence of each other, did subscribe their names to the instrument as attesting witnesses on the date of the instrument. The Testator, at the time of the execution of such instrument, was of full age, of sound mind, and the witnesses were eighteen years of age or older and otherwise competent to be witnesses.

ROBERT C. BRANNON, Testator

Witness

Witness

Subscribed, sworn to and acknowledged before me by ROBERT C. BRANNON, the Testator, and subscribed and sworn before me by Thomas J Parker and Mark Miccioli, witnesses, on this the 8 day of April, 2025.

Notary Public
My Commission Expires: My Commission Expires July 7, 2027

LYNN G MILNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
Parker T. Brown
Fidelis Law PLLC
1585 Mallory Lane, Suite 104
Brentwood, TN 37027
(615) 370-3010 FAX (615) 371-8769

Certificate of Authenticity

I, Adam Barber, 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 1 / 9 / 2026.

Date

Affiant Signature

1 / 9 / 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of January, 20 26.

Notary's Signature

My Commission Expires: 10-4-2027

Date

Notary's Seal (if on paper)

