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26P353

Karen Johnson Davidson County
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FILED
MAR 26 2026
Joseph P. Day, Clerk
By _____ Deputy

WILL

OF

PAMELA JANE JACKSON BRITT

I, PAMELA JANE JACKSON BRITT, of Davidson County, Tennessee, declare this to be my will, and I revoke all previous wills and codicils that I have made. Presently, I am unmarried and my only living children are John Thomas Cunningham of Franklin, Tennessee and Matthew Jackson Cunningham of Murfreesboro, Tennessee. Presently, the only real property I own is my residence, 742 Harpeth Knoll Road, Nashville, Tennessee.

ARTICLE I

Specific Gifts

A. I give my real property and tangible personal property (together with any assignable insurance policies thereon), including any household furniture and furnishings, automobiles, books, pictures, jewelry, art objects, hobby equipment and collections, wearing apparel, and other articles of household or personal use or ornament, to my children, per stirpes, to be divided as they shall agree or, if they shall fail to agree upon a division within six months after the date of my death, in shares of substantially equal value as my personal representative shall determine.

B. I may leave a memorandum (which is not to be a part of this will) listing some of the items described in paragraph A of this Article that I wish certain persons to have and request (but do not require) that my wishes as set forth in the memorandum be observed.

C. All costs of safeguarding, insuring, packing, and storing my tangible personal property before its distribution and of delivering each item to the residence of the beneficiary of that item shall be treated as administration expenses.

D. If any child of mine has not reached legal age under the law of the jurisdiction in which the child is domiciled at the time set for distribution under paragraph A of this Article or is otherwise then disabled, then the individual having personal custody of the child (whether or not court-appointed) shall represent the child in any division of the property.

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ARTICLE II

Gift of Residue

I give my residuary estate, which shall not include any property over which I have power of appointment, per stirpes, to my descendants who survive me.

ARTICLE III

Payment of Taxes and Expenses

My personal representative shall pay from my residuary estate all estate and inheritance taxes (including any interest and penalties) together with the expenses of my last illness and all administration expenses, including an appropriate marker for my grave, payable in any jurisdiction by reason of my death, whether or not the assets generating those taxes and expenses pass under this will. The preceding items shall be charged generally against the principal of my residuary estate, without apportionment. I waive any right of reimbursement for, recovery of, or contribution toward the payment of those taxes, except that, to the maximum extent permitted by law, my personal representative shall seek reimbursement for, recovery of, or contribution toward the payment of estate taxes attributable to property which is included in my gross estate under Section 2036, 2041 or 2044 of the Code, and which taxes are not otherwise paid or payable. Despite the preceding sentence, I hereby waive reimbursement for any property included in my gross estate under Section 2044 of the Code for which a reverse QTIP election was made under Code Section 2652(a)(3).

ARTICLE IV

Personal Representative Nomination and Powers

A. I name my son John Thomas Cunningham as personal representative of this will, and if my son John Thomas Cunningham is unable or unwilling to serve as personal representative of this will, I then name my other son, Matthew Cunningham. If Matthew Cunningham is unable or unwilling to serve as personal representative of this will, I then name my brother, John B. Jackson as personal representative of this will.

B. If the appointment of a personal representative is necessary or desirable in any jurisdiction in which no personal representative herein named is able and willing to act, I name as my personal representative in that jurisdiction such person or corporation as may be designated in an instrument signed by the first person or entity designated in the preceding paragraph who is able and willing to so designate.

C. I give my personal representative, wherever acting, power:

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1. To retain, sell (at public or private sale), exchange, lease for any term (even though commencing in the future or extending beyond the date of final distribution of my estate), mortgage, pledge, or otherwise deal for any purpose with the property, real or personal, from time to time comprising my estate, for such consideration and on such terms (with or without security) as my personal representative shall determine;

2. To invest and reinvest my estate and proceeds of sale of any portion thereof in such loans, stocks, or other securities, mortgages, investment companies or trusts, whether of the open or closed fund types, interests in general, limited or special partnerships, interests as members in limited liability companies, common trust funds or other property as my personal representative may consider suitable, whether or not a so-called "legal" investment of trust funds, and to change investments and to make new investments from time to time as my personal representative may deem necessary or desirable;

3. To borrow money at interest rates then prevailing from any individual, bank, or other source, whether or not the lender is then acting as a personal representative;

4. To enter into any transaction authorized by this Article with trustees, personal representatives, or administrators of any other trust or estate, even though a personal representative is also a fiduciary of the other trust or estate;

5. To invest in any property; and to hold any property in the name of a nominee or in bearer form;

6. To compromise or abandon any claims in favor of or against my estate;

7. To disclaim, in whole or in part, any property or interest therein which passed to me or which was created for my benefit, for any reason including, but not limited to, a concern that such property could cause potential liability under any federal, state or local environmental law;

8. To employ accountants, depositaries, investment counsel, attorneys, and agents (in each case with or without discretionary powers);

9. To (i) conduct environmental assessments, audits, and site monitoring to determine compliance with any environmental law or regulation thereunder; (ii) take all appropriate remedial action to contain, clean up or remove any environmental hazard including a spill, release, discharge or contamination, either on its own accord or in response to an actual or threatened violation of any environmental law or regulation thereunder; (iii) institute legal proceedings concerning environmental hazards or contest or settle legal proceedings brought by any local, state, or federal agency concerned with environmental compliance, or by a private litigant; (iv) comply with any local, state or federal agency order or court order directing an assessment, abatement or cleanup of any environmental hazards; and (v) employ agents, consultants and legal counsel to assist or perform the above undertakings or actions;

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10. To execute instruments of any kind, including instruments containing covenants and warranties binding upon and creating a charge against my estate and containing provisions excluding personal liability; and

11. To make distributions from my estate in cash or in kind, or partly in each and to value any property for that purpose; and to allocate different kinds or disproportionate shares of property or undivided interests in property among the beneficiaries.

D. The powers granted to my personal representative hereunder shall be in addition to all other powers granted by law and shall be exercisable in the discretion of my personal representative and without court order. If, under applicable state law, administration of my estate may be conducted without court supervision and approval of accounts, then my personal representative shall so administer my estate. No personal representative shall be required to furnish bond or security.

E. My personal representative shall make such elections and allocations under the tax laws as my personal representative considers advisable (whether or not the election or allocation relates to property passing under this will), without regard to, or adjustments between, principal and income or the relative interests of the beneficiaries. Any decision to exercise tax elections or make allocations hereunder shall be made by my domiciliary personal representative, if any, in preference to any ancillary personal representative, and shall be binding and conclusive on all persons.

F. If any portion of my estate is distributable to a beneficiary who is then under the age of twenty-one years, my personal representative may distribute that beneficiary's share, without further responsibility, either directly to that beneficiary, to a qualified individual or trust company designated by my personal representative as custodian for that beneficiary under an applicable Uniform Transfers to Minors Act or similar law, or to the individual having personal custody of that beneficiary (whether or not court-appointed), and the receipt of the distributee shall discharge my personal representative.

G. No personal representative shall be personally liable to any beneficiary or other party interested in my estate or to any third parties, for any claim against my estate for the diminution in value of estate property resulting from matters involving hazardous substances, including any reporting of or response to (i) the contamination of estate property by hazardous substances, or (ii) violations of any environmental laws related to my estate; provided that my personal representative shall

not be excused from liability for its own gross negligence in administration of the estate property or wrongful or willful acts.

H. To the maximum extent permitted by law, the personal representative may withhold a distribution to a beneficiary hereunder until receiving from the beneficiary an indemnification agreement in which the beneficiary agrees to indemnify the personal representative against any claims filed against the personal representative as an "owner" or "operator" under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as from time to time amended, or any regulation thereunder, or any other environmental law; provided that the personal representative may not take any action under this paragraph which would in any way jeopardize any federal or state marital deduction for property passing at my death.

I. I direct that the compensation of the corporate personal representative shall be in accordance with its published schedule of fees as in effect at the time the services are rendered. I also acknowledge that this fee may be based on a percentage of income and/or principal, and I hereby approve that the corporate personal representative's fee be based on that standard.

ARTICLE V

Interpretive Rules

For all purposes of this will:

A. In determining who is a descendant of mine or of any other person:

1. Legal adoption before the adopted person reached the age of twenty-one years, but not thereafter, shall be equivalent to blood relationship; and

2. A person born out of wedlock and those claiming through that person shall be deemed to be descendants of (i) the natural mother and her ancestors, and (ii) if the natural father acknowledges paternity, the natural father and his ancestors, in each case unless a decree of adoption terminates such natural parent's parental rights.

B. A person shall be considered "disabled" if a minor, if under legal disability, or if in any condition (whether temporary or permanent) which substantially impairs that person's ability to transact ordinary business.

C. The term "Code" means the Internal Revenue Code of 1986, as from time to time amended.

D. The term "personal representative" means any court-appointed fiduciary or fiduciaries of my estate from time to time qualified and acting in any jurisdiction.

E. No anti-lapse statute shall apply to any disposition of property.

F. The term "hazardous substance(s)" means any substance defined as hazardous or toxic or otherwise regulated by any federal, state or local law(s), rule(s) or regulation(s) relating to the protection of the environment or human health ("environmental law(s)").

G. I intend that no child born to or adopted by me before or after the date of this will shall be entitled to receive any greater portion of my estate than that portion, if any, which is provided herein.

I signed this will on the 30th day of March, 2023.

Pamela Jane Jackson Britt
PAMELA JANE JACKSON BRITT

On the date last above written, we saw PAMELA JANE JACKSON BRITT, in our presence, sign the foregoing instrument at its end. She then declared it to be his will and requested us to act as witnesses to it. We then, in his presence and in the presence of each other, signed our names as attesting witnesses, believing her at all times herein mentioned to be of sound mind and memory and not acting under constraint of any kind.

Kaylyn Ray

Print name: Kaylyn Ray
of Franklin, Tennessee

Jordan A Ritz

Print name: Jordan Ritz
of Franklin, Tennessee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

We, Kaylyn Ray, and Jordan Ritz on oath state:

We are the subscribing witnesses to the attached written instrument dated the 31st day of March, 2023, which purports to be the Last Will of Pamela Jane Jackson Britt ("Testator").

On this date Testator, in our presence, declared the instrument to be his Will, signed the instrument in our presence, and requested that we attest his execution thereof; whereupon, in the presence of Testator and of each other, each of us signed our respective names as attesting witnesses. At the time of the execution of the instrument, Testator was over the age of 18 years and appeared to be of sound mind.

This Affidavit is made and signed at the request of Testator.

This the 30th day of March, 2023.

Witness- Kaylyn Ray

Witness- Jordan Ritz

Subscribed and sworn to before me this the 30th day of March, 2023.

Notary Public commission expires 9/24/26

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

This Instrument Prepared By:
Samuel B. Dreiling
Attorney at Law
1284 West Main Street
Franklin, Tennessee 37064
(615) 721-5555

SBD 3/30/23
Initials Date

STATE OF TENNESSEE

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IN RE: ***PAMELA JANE JACKSON BRITT***

Docket No: ***26P353***

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the document heretofore entered in the above styled case on March 26, 2026 in the Seventh Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on March 26, 2026.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____ ***Deputy Clerk***

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 23rd day of April, 2026

K. Thomas Sidwell
Date: 4-23-26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 23rd day of April, 2026.

Kimberly D. Hicks
Notary Public
My Commission Expires: 12-1-29

