Karen Johnson Davidson County
Batch# 1411903 DEEDQC
04/27/2026 03:46:30 PM 20 pgs
Fees: $102.00 Taxes: $0.00
20260427-0036590

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 20 day of April, 2026.

NOTARY PUBLIC
Commission Expires: 7/25/29

ADDRESS OF NEW OWNER:
Sarah Potts, *et. al*
803 Mt. Vernon Road
Eagleville, TN 37060

SEND TAX BILLS TO:
Owner

Map/Parcel 148-13-123

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, and for the express purpose of creating a tenancy in common with the below named individuals, **Sarah Elizabeth Potts and Daniel Henry Meredith, IV ("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **Donald R. Barrett, Jr., Trustee,** his successors and assigns. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

Land in Davidson County, Tennessee being Lot No. 247 on the Plan of Fairlane Park, Section III, of record in Plat Book 232, pages 145 and 46 Register's office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the westerly margin of Cypress Drive at the corner of Lots 247 and 248; thence with the line between said lots, westerly 170.3 feet to a point; thence northerly 114 feet to the south margin of Fairlane Drive; thence with the margin of the same easterly 148.7 feet to the beginning of a curve; thence around said curve southerly 40.3 feet to the west margin of Cypress Drive; thence with the margin of the same southerly 85 feet to the point of beginning.

Being the same property conveyed to Mary Ann Meredith by deed from Christopher H. Fentress and wife Margaret Fentress of record in Instrument No. 20020618-0073598 Register's Office for Davidson County, Tennessee. Mary Ann Fentress having since died vesting the property in Sarah Elizaeth Potts and Daniel Henry Meredith, IV, her devisees under the unprobated Last Will and Testament of Mary Ann Meredith and her heirs at law as evidenced by the Affidavit of Heirship attached hereto as **Exhibit 1** and incorporated herein by reference.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 23 day of April, 2026.

Sarah Elizabeth Potts

Sarah Elizabeth Potts

Daniel Henry Meredith IV

Daniel Henry Meredith, IV

And now I, the said Donald R. Barrett, Jr., Trustee or the express purposes of carrying out the above described conveyance do hereby quitclaim until Sarah Elizabeth Potts and Daniel Henry Meredith, IV as Tenants in Common the above mentioned property which is described herein and to which reference is hereby made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Donald R. Barrett, Jr. Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sarah Elizabeth Potts, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 23 day of April, 2026.

Kimberly D Hicks

Notary Public

My Commission Expires: 12-1-29

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daniel Henry Meredith, IV, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 27 day of April, 2026.

Kimberly D Hicks

Notary Public

My Commission Expires: 12-1-29

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 27 day of April, 2026.

Kimberly D Hicks
Notary Public

My Commission Expires:

12-1-29

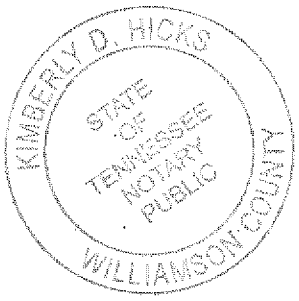


EXHIBIT 1

Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT
Pursuant to TCA Section 30-2-712
For the Purpose of Documenting
Title for Property Located at
Owned by
Mary Ann Meredith (deceased)

After being duly sworn the undersigned, James Youngblood, avers as follows:

1. That I am familiar with the family of Mary Ann Meredith having known her and her family for over thirteen (13) years as a friend and business associate

2. That Mary Ann Meredith died November 21, 2024 at the age of 69;

3. That Mary Ann Meredith died testate, but her children declined to probate the will (a copy of the will is attached hereto as Exhibit C);

4. That the devises under the un-probated will of Mary Ann Meredith were Sarah Elizabeth Potts and Daniel Henry Meredith, IV which matches her heirs at law as shown herein;

5. That Mary Ann Meredith owned an interest in property located at 4901 Cypress Drive, Nashville, Davidson County, Tennessee by virtue of a deed of record in Instrument No. 20020618-0073598 Register's Office for Davidson County, Tennessee a copy of which is attached hereto as Exhibit A;

6. That Mary Ann Meredith owned an interest in property located at 653 Nevins Place, Nolensville, Williamson County, Tennessee by virtue of a deed of record in Book 5717, page 3 Register's Office for Williamson County, Tennessee a copy of

which is attached hereto as Exhibit B;

7. That Mary Ann Meredith was unmarried at the time of her death;

8. That Mary Ann Meredith had two (2) children; Sarah Elizbeth Potts and Daniel Henry Meredith IV, both of whom survived her and are over the age of majority;

9. That as a result of the death of Mary Ann Meredith, Sarah Elizabeth Potts and Daniel Henry Meredith, IV are the sole heirs at law of Mary Ann Meredith and thus is the owners of 4901 Cypress Drive, Nashville, TN and 653 Nevins Place, Nolensville, TN;

10. This affidavit is made for the purpose of documenting the title to 4901 Cypress Drive, Nashville, TN and 653 Nevins Place, Nolensville, TN ;

11. That the undersigned is aware this affidavit is made under penalty of perjury for the purpose of establishing the chain of title for the above referenced property and that it will be relied on by all future parties to certify proper transfer and title to the described real estate;

Executed this 17th day of April, 2026.

James Youngblood

STATE OF TENNESSEE
COUNTY OF Williamson

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, James Youngblood with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence, and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 17 day of April, 2026.

Notary Public

My Commission Expires: 7/25/29

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. BARNETT, JR. WILLIAMSON COUNTY

202604270036590

EXHIBIT A

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 06/18/02 12:01 1pgs
Fees:13.00 Taxes:436.00

20020618-0073598

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2002.

(Affix Seal)

Notary Public

My Commission Expires: July 14 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

Preparer's File #-02E0442

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mary Ann Meredith	ABN AMRO Mortgage Group, Inc.	148-13-123
4901 Cypress Drive	2600 Big Beaver Rd.	
Nashville, TN 37211	Troy , MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTOPHER H. FENTRESS, and wife, MARGARET FENTRESS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARY ANN MEREDITH, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Fairlane Park, Section III of record in Plat Book 2331, page 145 & 146, Register's Office for said County, to which reference is made for a more complete description. Said Lot being further described as follows:

Beginning at a point in the westerly margin of Cypress Drive at the corner of Lots 247 and 248; thence with the line between said lots, westerly 170.3 ft. to a point; thence northerly 114 ft. to the south margin of fairlane Drive; thence with the margin of the same easterly 148.7 ft. to the beginning of a curve; thence around said curve, southerly 40.3 ft. to the west margin of Cypress Drive; thence with the margin of the same southerly 85 ft. to the point of beginning.

Being the same property conveyed to Christopher H. Fentress, married by deed from Leslie L. Simms and Ethel M. Jones of record in Instrument No. 200005090046939, filed on 05-09-00, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **4901 Cypress Drive, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **12th** day of **June, 2002**:

Christopher H. Fentress

Margaret Fentress

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTOPHER H. FENTRESS, MARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 12th day of June, 2002.

Notary Public

My Commission Expires: July 14 2002

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

mooreland

EXHIBIT B

This Instrument Was Prepared By:

Mooreland Title Company, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this, transfer is $228,546.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2012.

Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Address New Owner	**Send Tax Bills to:**	**Map-Parcel**
Mary Ann Meredith 653 Nevins Place Nolensville, TN 37135	Churchill Mortgage Corp. 761 Old Hickory Blvd., Ste. 400 Brentwood, TN 37027	59F-A-12.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Westview Homes, L.L.C., a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **Mary Ann Meredith,** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Williamson County, Tennessee, described as follows:

Land in Williamson County, Tennessee, being Lot No. 3112 as shown on the plan titled Resubdivsion of Lots 3101-3136, Phase Three, Bent Creek, P.U.D., in plat Book 45, Page 61, Register's Office for Williamson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Westview Homes, LLC by deed from Lynnwood Development Partners, dated March 9, 2012 of record in Book 5532, Page 777, Register's Office for Williamson County, Tennessee.

This conveyance in made subject to:

1. Covenants, conditions and restrictions of record in Book 3422, Page 804, and By-Lawys as Exhibit B of said Covenants in Book 3422, Page 837, said Register's Office.
2. Charter of Bent Creek HOA of record in Book 3425, Page 722, said Register's Office.
3. Subject to all matters on plan of record in Plat Book P45, Page 61, Register's Office for Williamson County, Tennessee.
4. Quitclaim Deed conveying open space to Homeowners Association of record in Book 3464, Page 200, said Register's Office.
5. Grant of easement of record in Book 3323, Page 923, said Register's Office.
6. Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Book 3870, Page 771, Register's Office for Williamson County, Tennessee.
7. Right of Way Easement fot MTEMC of record in Book 4590, Page 733, Register's Office for Williamson County, Tennessee.
8. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.

This is improved property known as: 653 Nevins Place, Nolensville, TN 37135

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land

in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of September, 2012.

Westview Homes, LLC

By: _____
Anne H. McKnight, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anne H. McKnight, with whom I am personally acquainted, and who upon oath, acknowledged herself to be a member of Westview Homes, LLC, the within named bargainor, and that she as such Member, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Westview Homes, LLC by herself as such Member.

Witness my hand at Brentwood, TN, this 28th day of September, 2012.

_____
Notary Public

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

BK: 5717 PG: 3-4

12043588

2 PGS : AL - DEED	
JENNY BATCH: 271354	10/06/2012 - 08:55 AM
BATCH	271354
MORTGAGE TAX	0.00
TRANSFER TAX	845.62
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	858.62

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

EXHIBIT C

LAST WILL AND TESTAMENT

OF

MARY ANN MEREDITH

Introductory Clause. I, **MARY ANN MEREDITH,** a resident of and domiciled in the State of Tennessee, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking all Wills and Codicils at any time heretofore made by me.

I am not married.

I have two children: **Sarah Elizabeth Potts and Daniel Henry Meredith, IV.**

ITEM I.

Direction to Pay Debts. I direct that all my legally enforceable debts, secured and unsecured, be paid as soon as practicable after my death. If at the time of my death any of the real property herein devised is subject to any mortgage, I direct that the devisee taking such mortgaged property shall take it subject to such mortgage and that the devisee shall not be entitled to have the obligation secured thereby paid out of my general estate.

ITEM II.

Direction to Pay All Taxes from Residuary Estate. I direct that all estate, inheritance, succession, death or similar taxes (except generation-skipping transfer taxes) assessed with respect to my estate herein disposed of, or any part thereof, or on any bequest or devise contained in this my Last Will (which term wherever used herein shall include any Codicil hereto), or on any insurance upon my life or on any property held jointly by me with another or on any transfer made by me during my lifetime or on any other property or interests in property included in my estate for such tax purposes be paid out of my residuary estate and shall not be charged to or against any recipient, beneficiary, transferee or owner of any such property or interests in property included in my estate for such tax purposes.

ITEM III.

A. I direct that my household goods and personal effects and other household contents found and contained within the residence in which I am residing at the time of my death be distributed in accordance with the latest memorandum signed and dated by me. Any items not disposed of in such a memorandum, or all items in absence of such memorandum shall be distributed to my children in equal shares, per stirpes.

In making a division of my household goods and personal effects, my Executor shall take into consideration the wishes of my children, but the decision of my Executor with respect to such division shall be conclusive. My Executor may sell any such items and add the proceeds to my residuary estate.

B. All the rest residue and remainder of my property of every kind and description wherever situate and whether acquired before or after the execution of this will shall be given to my children in equal shares, per stirpes. In the event either child has predeceased me leaving no heirs surviving their share shall go to and vest in the remaining child.

ITEM IV.

Naming the Executor, Executor Succession, Executor's Fees and Other Matters. The provisions for naming the Executor, Executor succession, Executor's fees and other matters are set forth below:

A. **Naming an Individual Executor.** I hereby nominate, constitute, and appoint as Executor of this my Last Will and Testament **Sarah Elizabeth Potts** and direct that he shall serve without the requirement of filing and inventory, an annual accounting or posting bond.

B. **Naming Individual Successor or Substitute Executor.** If my individual Executor should fail to qualify as Executor hereunder, or for any reason should cease to act in such capacity, the successor or substitute Executor who shall also serve without bond, accounting or inventory shall be **Daniel Henry Meredith, IV.**

(3) MAM

C. **Fee Schedule for Individual Executor**. For its services as Executor, my individual Executor shall receive reasonable compensation for the services rendered and reimbursement for reasonable expenses.

ITEM V.

Definition of Executor. Whenever the word "Executor", or any modifying or substituted pronoun therefor are used in this my Will, such words and respective pronouns shall include both the singular and the plural, the masculine, feminine and neuter gender thereof, and shall apply equally to the Executor named herein and to any successor or substitute Executor acting hereunder, and such successor or substitute Executor shall possess all the rights, powers and duties, authority and responsibility conferred upon my Executor originally named herein.

ITEM VI.

Powers for Executor. My Executor and Trustee is authorized in its fiduciary discretion (which shall be subject to the standard of reasonableness and good faith to all beneficiaries) with respect to any property, real or personal, at any time held under any provision of this my Will and without authorization by any court and in addition to any other rights, powers, authority and privileges granted by any other provision of this my Will or by statute or general rules of law:

A. To retain any property or undivided interests in property owned by me at the time of my death, including residential property and shares of my Executor's own stock, regardless of any lack of diversification, risk or non-productivity, as long as it deems advisable, and to exchange any such security or property for other securities or properties and to retain such items received in exchange, although such property represents a large percentage of the total property of my estate or the Trust Estate or even the entirety thereof.

B. To invest and reinvest all or any part of my Estate in any property and undivided interests in property, wherever located, including bonds, debentures, notes, secured or unsecured, stocks of corporations regardless of class, interests in limited partnerships, limited liability companies or similar entities, real estate or any interest in real estate whether or not productive at the time of investment, interests in trusts, investment trusts, whether of the open and/or closed fund types, and participation in common, collective or pooled trust funds of my Executor or Trustee, insurance contracts on the life of any beneficiary or annuity contracts for any beneficiary, without being limited by any statute or rule of law concerning investments by fiduciaries.

C. To sell or dispose of or grant options to purchase any property, real or personal, constituting a part of my estate for cash or upon credit, to exchange any property of my estate for other property, at such times and upon such terms and conditions as it may deem best, and no person dealing with it shall be bound to see to the application of any monies paid.



D. To hold any securities or other property in its own name as Executor, in its own name, in the name of a nominee (with or without disclosure of any fiduciary relationship) or in bearer form.

E. To keep, at any time and from time to time, all or any portion of my Estate in cash and un-invested for such period or periods of time as it may deem advisable, without liability for any loss in income by reason thereof.

F. To sell or exercise stock subscription or conversion rights.

G. To refrain from voting or to vote shares of stock owned by my Estate or the Trust Estate at shareholders' meetings in person or by special, limited, or general proxy and in general to exercise all the rights, powers and privileges of an owner in respect to any securities constituting a part of my Estate.

H. To participate in any plan of reorganization or consolidation or merger involving any company or companies whose stock or other securities shall be part of my Estate, and to deposit such stock or other securities under any plan of reorganization or with any protective committee and to delegate to such committee discretionary power with relation thereto, to pay a proportionate part of the expenses of such committee and any assessments levied under any such plan, to accept and retain new securities received by my Executor pursuant to any such plan, to exercise all conversion, subscription, voting and other rights, of whatsoever nature pertaining to such property, and to pay any amount or amounts of money as it may deem advisable in connection therewith.

I. To subdivide, develop, or dedicate real property to public use or to make or obtain the vacation of plats and adjust boundaries, to adjust differences in valuation on exchange or partition by giving or receiving consideration, and to dedicate easements to public use without consideration.

J. To make ordinary or extraordinary repairs or alterations in buildings or other structures, to demolish any improvements, to raze existing or erect new party walls or buildings.

K. To continue and operate any business owned by me at my death and to do any and all things deemed needful or appropriate by my Executor, including the power to incorporate the business and to put additional capital into the business, for such time as it shall deem advisable, without liability for loss resulting from the continuance or operation of the business except for its own negligence; and to close out, liquidate or sell the business at such time and upon such terms as it shall deem best.

L. To collect, receive, and receipt for rents, issues, profits, and income of my Estate.



M. To insure the assets of my Estate against damage or loss and my Executor against liability with respect to third persons.

N. In buying and selling assets, in lending and borrowing money, and in all other transactions, irrespective of the occupancy by the same person of dual positions, to deal with itself in its separate, or any fiduciary, capacity.

O. To compromise, adjust, arbitrate, sue on or defend, abandon, or otherwise deal with and settle claims in favor of or against my Estate as my Executor shall deem best.

P. To employ and compensate agents, accountants, investment advisers, brokers, attorneys-in-fact, attorneys- at-law, tax specialists, realtors, and other assistants and advisors deemed by my Executor needful for the proper administration of my Estate, and to do so without liability for any neglect, omission, misconduct, or default of any such agent or professional representative provided such person was selected and retained with reasonable care.

Q To determine what shall be fairly and equitably charged or credited to income and what to principal.

R. To hold and retain the principal of my Estate undivided until actual division shall become necessary in order to make distributions; to hold, manage, invest, and account for the several shares or parts thereof by appropriate entries on my Executor's books of account; and to allocate to each share or part of share its proportionate part of all receipts and expenses.

S. To make payment in cash or in kind, or partly in cash and partly in kind upon any division or distribution of my Estate (including the satisfaction of any pecuniary distribution) without regard to the income tax basis of any specific property allocated to any beneficiary and to value and appraise any asset and to distribute such asset in kind at its appraised value; and when dividing fractional interests in property among several beneficiaries to allocate entire interests in some property to one beneficiary and entire interests in other property to another beneficiary or beneficiaries.

T. To exercise any power herein granted with reference to the control, management, investment or disposition of my Estate.

U. In general, to exercise all powers in the management of my Estate which any individual could exercise in his own right, upon such terms and conditions as it may reasonably deem best, and to do all acts which it may deem reasonably necessary or proper to carry out the purposes of this my Will.



ITEM VII.

Executor and Trustee to Have Discretion to Allow Beneficiary or Beneficiaries to Occupy Residential Real Estate. My Executor may in its discretion permit any beneficiary or beneficiaries to occupy rent free any residence constituting a part of the Estate for such beneficiary or beneficiaries and to pay the real estate taxes thereon, expenses of maintaining the residence in suitable repair and condition and hazard insurance premiums on the residence.

ITEM VIII.

Discretion Granted to Executor in Reference to Tax Matters. My Executor as the fiduciary of my estate shall have the discretion, but shall not be required when allocating receipts of my estate between income and principal, to make adjustments in the rights of any beneficiaries, or among the principal and income accounts to compensate for the consequences of any tax decision or election, or of any investment or administrative decision, that my Executor believes has had the effect, directly or indirectly, of preferring one beneficiary or group of beneficiaries over others; provided, however, my Executor shall not exercise its discretion in a manner which would cause the loss or reduction of the marital deduction as may be herein provided. In determining the state or federal estate and income tax liabilities of my estate, my Executor shall have discretion to select the valuation date and to determine whether any or all of the allowable administration expenses in my estate shall be used as state or federal estate tax deductions or as state or federal income tax deductions.

ITEM IX.

Appointment of Ancillary Representative. If it becomes necessary for a representative of my estate to qualify in any jurisdiction other than the State of my domicile at the time of my death, then to the extent that I may legally do so, I hereby nominate, constitute, and appoint my Executor named in this Will as my representative in such jurisdiction and direct that such Executor shall serve without bond. If for any reason my Executor is unable or unwilling to serve as such representative or cannot qualify as such representative, then I hereby appoint my Executor named herein to designate (to the extent that it may legally do so) a person or a corporation to serve as my representative and request that such person or corporation shall serve without bond. Any representative named as provided herein (to the extent that it may legally do so) shall have in such jurisdiction all the powers and duties conferred or imposed on my Executor by the provisions of this Will.



ITEM X.

Definition of Children. For purposes of this Will, "children" means the lawful blood, descendants in the first degree of the parent designated; and "issue" and "descendants" mean the lawful blood descendants in any degree of the ancestor designated; provided, however, that if a person has been adopted, that person shall be considered a child of such adopting parent and such adopted child and his or her issue shall be considered as issue of the adopting parent or parents and of anyone who is by blood or adoption an ancestor of the adopting parent or either of the adopting parents. The terms "child," "children," "issue," "descendant" and "descendants" or those terms preceded by the terms "living" or "then living" shall include the lawful blood descendant in the first degree of the parent designated even though such descendant is born after the death of such parent.

The term "per stirpes" as used herein has the identical meaning as the term "taking by representation" as defined in the Tennessee Probate Code.

ITEM XI.

Definition of Words Relating to the Internal Revenue Code. As used herein, the words "gross estate," "adjusted gross estate," "taxable estate," "unified credit" ("unified credit" shall also mean "applicable credit amount"), "state death tax credit," "maximum marital deduction," "marital deduction," "pass," and any other word or words which from the context in which it or they are used refer to the Internal Revenue Code shall have the same meaning as such words have for the purposes of applying the Internal Revenue Code to my estate. For purposes of this Will, my "available generation-skipping transfer exemption" means the generation-skipping transfer tax exemption provided in section 2631 of the Internal Revenue Code of 1986, as amended, in effect at the time of my death reduced by the aggregate of (1) the amount, if any, of my exemption allocated to lifetime transfers of mine by me or by operation of law, and (2) the amount, if any, I have specifically allocated to other property of my gross estate for federal estate tax purposes. For purposes of this Will if at the time of my death I have made gifts with an inclusion ratio of greater than zero for which the gift tax return due date has not expired (including extensions) and I have not yet filed a return, it shall be deemed that my generation-skipping transfer exemption has been allocated to these transfers to the extent necessary (and possible) to exempt the transfer(s) from generation-skipping transfer tax. Reference to sections of the Internal Revenue Code and to the Internal Revenue Code shall refer to the Internal Revenue Code amended to the date of my death.

ITEM XII.

Statement by Testator of Intent Not to Exercise Power of Appointment. I hereby refrain from exercising any power of appointment that I may have at the time of my death.



ITEM XIII.

Simultaneous Death Provision Presuming Beneficiary Predeceases Testator. If any beneficiary and I should die under such circumstances as would make it doubtful whether the beneficiary or I died first, then it shall be conclusively presumed for the purposes of this Will that the beneficiary predeceased me.

Testimonium Clause. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 29th day of May, 2018.

MARY ANN MEREDITH

Attestation Clause. The foregoing Will bearing on the margin the initials of the Testatrix, was this 29th day of May, 2018, signed, sealed, published and declared by the Testatrix as and for her Last Will and Testament in our presence, and we, at her request and in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses on the above date.

_____ of Franklin

Kyn Hicks of FRANKLIN TN

_____ of _____

202604270036590

PROOF OF WILL

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

)
) **Self-Proving Affidavit**
)

We, **MARY ANN MEREDITH** and Kim Hicks, Alexandra Velazquez and _____, the Testatrix and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the Testatrix signed and executed the instrument as her Last Will and that she had signed willingly (or willingly directed another to sign for him), and that she executed it as her free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Testatrix, and in the presence of each other, signed the Will as witness and to the best of our knowledge the Testatrix was at that time eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Mary Meredith
MARY ANN MEREDITH

Witness

Kim Hicks
Witness

Witness

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed, sworn to, and acknowledged before me by **MARY ANN MEREDITH**, the Testatrix and subscribed and sworn to before me by Kim Hicks, Alexandra Velazquez and _____, witnesses, this 29th day of May 2018.

_____
Notary Public for Tennessee

My Commission Expires: 8/15/21



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 27 day of April, 2026.

K. Thomas Sidwell
Date: 4-27-26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 27 day of April, 2026.

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

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY