STATE OF TENNESSEE

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Karen Johnson Davidson County
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IN RE: ***MARY ANN W. LEDSINGER***

Docket No: ***26P786***

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the document heretofore entered in the above styled case on May 27, 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 May 27, 2026.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____ ***Deputy Clerk***

EFILED 05/27/26 03:07 PM CASE NO. 26P786 Joseph P. Day, Clerk

FILED
MAY 27 2026
JOSEPH P. DAY, Clerk
By _____ Deputy

LAST WILL AND TESTAMENT
OF
MARY ANN W. LEDSINGER

Prepared by:

LEA JOHNSON, ATTORNEY AT LAW
615 Main Street, Suite 107
Nashville, Tennessee 37206

615.678.1039

EFILED 05/27/26 03:07 PM CASE NO. 26P786 Joseph P. Day, Clerk

LAST WILL AND TESTAMENT
OF
MARY ANN W. LEDSINGER

I, **Mary Ann W. Ledsinger**, a citizen of the United States residing in Nashville, Davidson County, Tennessee, do make, publish and declare this my Last Will and Testament, hereby revoking all prior Wills and Codicils.

ARTICLE I

IDENTIFICATIONS AND DEFINITIONS

As used in this Will, the following identifications and definitions shall apply:

A. I am not married, and I do not have any children.

B. In referring to any person, a word of one gender shall be deemed to include the other, and a reference to the singular shall include the plural, and vice-versa, if the context indicates that such a reading would be appropriate. In addition, if a successor Executor or Executrix is appointed, then reference to the word "Executor" shall be deemed to refer to such successor Executor or Executrix.

C. Upon the distribution of any property hereunder, the term "issue" is to be interpreted so as to insure that living parents do not share in any distributions of property with their issue, but, rather that the parent would take to the exclusion of his or her issue. In addition, the terms "issue", "child" or "children" shall include adopted persons. A child in gestation, who is later born alive, shall be regarded as a child in being during the period of gestation, in determining whether any person has died without leaving surviving issue, and in determining, on the distribution of any property hereunder, whether such child is entitled to share in the disposition of such property; provided, however, for all other purposes such child's rights shall accrue from the child's date of birth.

D. Whenever property is to be distributed to designated issue on a "per stirpes" basis, the property shall be distributed to the persons and in the relative proportions that personal property of the named ancestor would be distributed under the laws of the State of Tennessee in force at the time which is stipulated for distribution if the named ancestor had died intestate at such time, domiciled in the State of Tennessee, not married and survived only by such issue.

E. The term "digital assets" includes files stored on my digital devices, including but not limited to, desktops, laptops, tablets, peripherals, storage devices, mobile telephones, smartphones, and any similar digital device which currently exists or may exist as technology develops or such comparable items as technology develops. The term "digital assets" also includes but is not limited to emails received, email accounts, digital music, digital photographs, digital videos, software licenses, social network accounts, file sharing accounts, financial accounts, domain registrations, DNS service accounts, web hosting accounts, tax preparation service accounts, online stores, affiliate programs, other online accounts and similar digital items which currently exist or may exist as technology develops or such comparable items as technology develops, regardless of the ownership of the physical device upon which the digital item is stored.

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ARTICLE II

PAYMENT OF EXPENSES, CLAIMS, AND TAXES

All of my legally enforceable debts (except secured debts, which may be paid or retained in the discretion of the Executor), my funeral expenses and the expenses of administration of my estate, both domiciliary and ancillary, shall be paid by my Executor as soon as practicable after my death. My Executor shall pay out of my residuary estate all estate, inheritance, and other death taxes which shall become payable by reason of my death, whether in respect of property passing under this Will or otherwise, as an expense of administration, without apportionment; provided, however, that I grant to my Executor the discretion to apportion such taxes to persons receiving assets outside of this Will as a result of my death in accordance with Tennessee Code Annotated Section 30-2-614 when, in my Executor's discretion, it would be inequitable to charge such taxes to the takers of my residuary estate.

ARTICLE III

BEQUEST OF HOUSEHOLD FURNISHINGS, PERSONAL EFFECTS, AUTOMOBILES, ETC.

The following provisions shall be applicable to the distribution of my tangible personal property:

A. I intend to prepare a signed and dated memorandum setting forth my wishes concerning the distribution of certain items of my tangible personal property. It is my desire that my Executor locate such signed and dated memorandum and distribute such items to the individuals designated as recipients in such memorandum. If, however, no such memorandum is found and identified as such by my Executor within ninety (90) days after my death, then such memorandum shall be deemed null and void and all of my tangible personal property shall be distributed in the same manner as provided for in Article IV of my Last Will and Testament. In addition, any tangible personal property that is not listed on such memorandum or any tangible personal property that is listed on such memorandum and devised to a beneficiary who is not living at the time of my death and for whom no effective alternate provision has been made, shall be distributed in the same manner as provided for in Article IV of my Last Will and Testament.

B. 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.

ARTICLE IV

DISTRIBUTION OF REMAINING ESTATE

All the rest, residue and remainder of my estate, which shall not include any property over which I have a power of appointment, shall be distributed as follows:

A. All the rest, residue, and remainder of my property shall be distributed to my sister, **Barbara W. Spitzer**, if she is then living. If she does not survive me, the rest, residue, and remainder of my property shall be distributed to her then living issue, per stirpes.

B. No part of my estate herein created, nor the income therefrom, is to be subject to execution or other legal process for any obligation of any beneficiary or subject to the claims of creditors of any beneficiary

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in any manner, nor shall any beneficiary have the power to sell or mortgage or encumber the same, or any part thereof, nor anticipate the same, or any part thereof, by assignment or otherwise.

ARTICLE V

EXECUTOR'S POWERS

In addition to any powers or duties provided by other provisions in this Will or by law, my Executor shall have the following powers:

A. The powers enumerated in the provisions of Section 35-50-110 Tennessee Code Annotated, including the introductory paragraph and all subparagraphs thereof to the extent applicable. The provisions dealing with real property shall be applicable to all real property which I own at my death, whether or not the Executor holds legal title to such property. Further, I direct pursuant to Tennessee Code Annotated § 31-2-103 that any interests in real property which I may own at my death be administered as part of my estate subject to the control of the Executor, who shall have full power to grant, bargain, sell, convey, lease, encumber, manage, and otherwise deal in any lawful manner with said real property at any time during the administration of the estate, in the sole discretion of the Executor (including any alternate or successor Executor), without the approval or joinder of any beneficiary; provided, however, that the provisions of this Paragraph shall not have the effect of revoking or varying any written agreement entered into during my lifetime as to the ownership, use, descent or rights in or to, any real property. Said provisions (as in force on the date of execution of this Will) are hereby incorporated herein by reference as fully as though copied herein verbatim, notwithstanding that said statute may be amended hereafter or repealed. Notwithstanding anything contained herein to the contrary, if my estate includes insurance policies insuring my Executor's life, my Executor shall not have any powers over such policies that will cause my Executor to possess an incident of ownership with respect to any of the policies. In connection therewith, my Executor shall not have the power to surrender the life insurance policies on the Executor's life and my Executor is prohibited from changing any options relating to the policies on the Executor's life.

B. The power to exercise any election available to my estate with regard to claiming any administration expense of my estate either as a deduction for any death tax or income tax purpose. Said elections may be made in such manner as will minimize the total tax burden on my estate and shall not require adjustments as between the income and principal accounts of my estate. I hereby relieve my Executor of any liability to any beneficiary by reason of making or failing to make any such election.

C. This Will shall not exercise any power of appointment granted to me by any other instrument unless the provision in this Will exercising the power of appointment specifically refers to the instrument granting the power of appointment.

D. My Executor shall have the power to access, handle, distribute and dispose of my digital assets. My Executor shall determine, in his sole and absolute discretion, which assets are connected to a business that I may own and are financial in nature (referred to as "Business Information"). The Business Information shall then transfer in the same manner as the business assets to which they relate. My Executor shall determine, in his sole and absolute discretion, which assets are personal in nature that have an actual value (referred to as "Personal Information"). My Executor is authorized to sell my Personal Information and distribute the net proceeds in accordance with my residuary estate.

E. My Executor shall have the power to hire persons, including accountants, attorneys, auditors, investment advisors, or other agents, even if they are associated or affiliated with my Executor to advise or

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assist my Executor in the performance of administrative duties. This power shall include, but not be limited to, attorneys, accountants or other professionals who may be partners of or associates with my Executor in the practice of law, accounting or other professions.

F. Any person who is appointed to serve as Executor under my Last Will and Testament who is not a resident of the state of my domicile upon my death or, if a corporation, is not authorized to do business in this state and does not actually maintain an office in this state, shall have the power to appoint as Executor to serve with such nonresident Executor, a person resident in the state of my domicile or corporation authorized to do business in the state of my domicile and that maintains an office in the state of my domicile, except as provided in Tennessee Code Annotated Section 35-50-107 (a)(2). In the event the resident co-Executor ceases for any reason to act, then a new resident co-Executor may be appointed.

ARTICLE VI

APPOINTMENT OF EXECUTOR

The following provisions shall govern the appointment of the Executor:

A. I appoint my sister, **Barbara W. Spitzer**, as Executor of this Will. If she does not survive me or is unwilling or unable to serve or continue to serve as such Executor, then I appoint my nephew, **Randall J. Caldwell**, to serve as such Executor.

B. I direct that my Executor shall not be required to give any bond for the performance of their duties. Purchasers from, lenders to and others dealing with them shall not be required to inquire as to the occasion for such sale, loan or other transaction, nor to see to the application of the purchase, loan or other money or property. Written receipts and/or canceled checks retained by my Executor shall be good and sufficient discharges for the sum therein stated to have been received. Transfer agents and other persons dealing with my Executor may deal with them as if they were the sole owner of the property dealt with.

C. The Executor may from time to time receive reasonable compensation for their services and such expenses may be charged, in the Executor's discretion, to either income or principal. Compensation for a corporate Executor shall be based upon its current fee schedule applicable at the time of determination.

D. I direct that no inventory or other court accounting be required of my Executor in accordance with Section 30-2-301 and Section 30-2-601 of the Tennessee Code Annotated (as in force on the date of execution of this Will). The Executor's only responsibility for statements and accountings shall be to furnish a complete final accounting to the beneficiaries of my residuary estate.

ARTICLE VII

Distributions to Beneficiaries Under the Age of Twenty-Five (25) Or Unable to Manage the Distribution

The following guidelines shall apply if a distribution is to be made outright by the Executor to a beneficiary who is then under the age of twenty-five (25) years or is unable to manage the distribution:

A. If a distribution is to be made to a beneficiary who is then under the age of twenty-five (25) years, the Executor is authorized to make the distribution, without further responsibility, either directly to that beneficiary, to an individual or trust company designated by the Executor as custodian for that beneficiary

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under an applicable Uniform Transfers to Minors Act or similar law, to the individual having personal custody of that beneficiary (whether or not court-appointed) or hold such distribution in trust in accordance with Paragraph B.3. of this Article, and the receipt of the distributee shall discharge the Executor.

B. If a distribution is to be made to a beneficiary who is twenty-five (25) years of age or older, who the Executor believes, in the Executor's sole and absolute discretion and for any reason, is unable to manage the distribution properly, then the Executor may instead:

1. Make such distribution to the custodian, guardian or conservator, duly appointed by the order of a court of competent jurisdiction, of the property of the beneficiary to manage for his or her benefit and the receipt of the distributee shall discharge the Executor,

2. Make such distribution to the parent(s) of the beneficiary who are then serving as the natural guardian(s) of such beneficiary (whether or not court appointed), to manage for his or her benefit and the receipt of such distributee(s) shall discharge the Trustee, or

3. Hold such distribution as Trustee in trust for the benefit of the beneficiary until such time as the Trustee (former Executor) determines, in the Trustee's sole and absolute discretion, that the beneficiary is capable of managing such distribution. While any amounts are held in trust for a beneficiary in accordance with this Paragraph B, the Trustee is authorized to distribute such amounts of income and principal that the Trustee, in the Trustee's sole and absolute discretion, deems advisable for said beneficiary's health, education, and maintenance in reasonable comfort. Any amounts of income not so distributed shall be added to principal at least annually by the end of each calendar year. Upon the death of the beneficiary, any principal and income held in trust in accordance with this Paragraph B shall be distributed to the estate of the beneficiary and the receipt of the estate shall discharge the Trustee.

ARTICLE VIII

MISCELLANEOUS

A. Any beneficiary under this my Last Will and Testament must survive me by ninety (90) days in order to be deemed to have survived me.

B. The proceeds of any life insurance that are payable to my estate shall pass as part of my estate and be distributed pursuant to the provisions of this my Last Will and Testament. The Executor may use all or any part of such life insurance proceeds for the payment of the following: my funeral and burial expenses; the expenses of administering my estate; my lawful debts; and the federal and state estate, inheritance, legacy and succession taxes (including penalties and interest) which are payable as a result of my death; provided, however, that none of my creditors shall have a claim against either the Executor or such life insurance proceeds, if the Executor elects not to use those life insurance proceeds to pay a claim.

C. If a gift is completely or partially destroyed by virtue of a casualty that is insured against, then the beneficiary of that gift shall receive the insurance proceeds recovered as a substitute for that gift, if that gift is completely destroyed; or the damaged property and the insurance proceeds recovered, if that gift is partially destroyed.

D. I understand that provisions of the Internal Revenue Code, and other laws in force at the time of my death and applicable to my estate, may permit the Executor to elect to claim certain administration and other expenses as deductions either on the federal income tax returns, or on the federal estate tax return, of my estate.

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E. Any income taxes that are imposed upon, or chargeable to, the income of my estate shall be apportioned to, and deducted from, the shares of all beneficiaries having an interest in such income, in such equitable manner as the Executor determines to be appropriate. Any determinations that are made by the Executor with respect to the apportionment of income taxes, pursuant to the provisions of this Paragraph shall be conclusive as to all persons who are interested in my estate.

F. If any of the provisions or directions of this my Last Will and Testament fail or are held to be ineffectual or invalid for any reason, then it is my desire that no other portion or provision of this my Last Will and Testament be invalidated, impaired or affected thereby, but that this my Last Will and Testament shall be construed as if that invalid provision or direction had not been contained therein.

G. The captions used in this my Last Will and Testament are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this my Last Will and Testament or the intent of any provision hereunder.

IN WITNESS WHEREOF, I have hereunto set my hand to this my Last Will and Testament, this 24 day of July, 2017.

Mary Ann Ledsinger
Mary Ann W. Ledsinger

Signed, sealed, published and declared by **Mary Ann W. Ledsinger,** to be her last will and testament, in the presence of us, the undersigned witnesses, at one and the same time; and we, the undersigned witnesses, at Mary Ann W. Ledsinger's request and in Mary Ann W. Ledsinger's presence and in the presence of each other, have hereunto subscribed our names as witnesses; and we, the undersigned witnesses, do hereby attest to the sound and disposing mind of Mary Ann W. Ledsinger and to the performance of the aforesaid act of execution at the place and on the date that is set forth hereinabove.

Witness

615 Main St. #1009
Address

Nashville, TN 37206
City, State Zip

Rita Hoffman
Witness

4713 Cape Hope Pass
Address

Hermitage, TN 37076
City, State Zip

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AFFIDAVIT

Michael Ashby and Rita Heffner, after being duly sworn according to law, each depose and say the following:

1. The witnesses are adult citizens of Davidson County and Davidson County, Tennessee respectively;

2. The witnesses have witnessed the execution of the last will and testament of **Mary Ann W. Ledsinger**, dated 7/24/2017 to which this affidavit is attached;

3. This affidavit is being made at the request of Mary Ann W. Ledsinger and pursuant to the provisions of Tennessee Code Annotated § 32-2-110;

4. The witnesses' signatures are affixed to the last will and testament of Mary Ann W. Ledsinger;

5. The witnesses signed or affixed the witnesses' signatures to the last will and testament of Mary Ann W. Ledsinger at Mary Ann W. Ledsinger's request and in Mary Ann W. Ledsinger's presence and sight, and in the presence and sight of each other, at the place and on the date that is recited in Mary Ann W. Ledsinger's last will and testament;

6. Mary Ann W. Ledsinger signed said paper writing as and for Mary Ann W. Ledsinger's last will and testament in the witnesses' presence and sight;

7. At the time the witnesses witnessed Mary Ann W. Ledsinger's last will and testament, Mary Ann W. Ledsinger was, in the witnesses' opinion, of sound mind, memory and understanding and not under any restraint or in any respect incompetent to make a last will and testament; and

8. The annexed last will and testament of **Mary Ann W. Ledsinger** was examined by the undersigned witnesses at the time this affidavit was made.

Witness **Witness**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Severally subscribed and sworn to before me this 24 day of July, 2017.

NOTARY PUBLIC

My Commission Expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

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 27 May 2026.

Date

Affiant Signature

28 May 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of May, 2026.

Notary's Signature

My Commission Expires: 10-4-2027
Date

Notary's Seal (if on paper)

