EFILED 06/25/26 09:31 AM CASE NO. 26P1038 Joseph P. Day, Clerk 26P1038

This Instrument Prepared By:
John T. Horton, Esq.
P.O. Box 331282
Nashville, TN 37203
jhortonlaw@gmail.com

FILED
JUN 25 2026
JOSEPH P. DAY, Clerk
By _____ Deputy

LAST WILL AND TESTAMENT OF ANNA KINEY

I, **ANNA KINEY**, a single woman and a resident of Davidson County, Tennessee, hereby make, declare and publish this my Last Will and Testament revoking all former Wills and Codicils heretofore made by me.

ARTICLE I: GENERAL PROVISIONS

A. Fiduciaries

1. **Personal Representative** - I nominate and appoint my daughter, **ERIN KINEY**, as Personal Representative hereunder.

2. **Successor Personal Representative** - Should **ERIN KINEY** be unable or unwilling to serve as Personal Representative my daughter, **SHARON ZAK**, shall serve as Successor Personal Representative in her stead.

B. Waiver of Bond, Accountings & Inventories

1. **Waiver of Bond** - I excuse my Personal Representative and any successors or alternates from bond in all events.

2. **Waiver of Inventory and Accountings** - Pursuant to T.C.A. §§ 30-2-301 and 30-2-601, I excuse my Personal Representative and any successors or alternates from any requirement to file an inventory and court accountings.

3. **Resignation of Fiduciaries** - The Personal Representative(s) appointed

A. K.
Initials

Karen Johnson Davidson County
Batch # 1438103 WILL
06/25/2026 09:44:28 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260625-0057344

EFILED 06/25/26 09:31 AM CASE NO. 26P1038 Joseph P. Day, Clerk

herein may resign by petition filed with any court having jurisdiction over my probate estate duly requesting that a replacement be appointed.

C. Payment of Debts, Expenses and Taxes - I direct that all of my lawful debts, my funeral expenses, and the costs of administration of my estate be paid as soon as practicable after my death. I Further direct that my Personal Representative pay all the estate, inheritance, succession and other death taxes which shall become payable by reason of my death, whether in respect of property passing under the Will or otherwise, as an expense of administration, without apportionment.

ARTICLE II: SPECIFIC BEQUESTS

A. Memorandum - I may leave with this Will a handwritten memorandum or letter designating certain articles of my personal effects for various individuals. It is my intention that this memorandum be honored by my Personal Representative, and that my heirs and other beneficiaries abide by the requests set forth therein. Should no Memorandum be located within **Thirty (30)** days of my death, it shall be presumed no such document exists.

B. Personal Effects and Furnishings – I give, devise and bequeath all of my personal effects and furnishings located at any home I own at the time of my death in equal shares to my children. In the case of any dispute as to who should receive my personal effects or furnishings the decision of my Personal Representative shall be final and binding.

ARTICLE III: DISPOSITION OF RESIDUARY ESTATE

A. Real Property – It is my express desire that my Personal Representative sell

Initials

EFILED 06/25/26 09:31 AM CASE NO. 26P1038 Joseph P. Day, Clerk

any real property owned by me at the time of my death without court approval and upon such terms as she deems appropriate. The net proceeds of the sale shall be included in the residuary of my estate.

B. Thereafter, all the rest and residue of my estate of every kind and wherever located, including all lapsed or void legacies, I give, devise and bequeath to in equal shares to **SHARON ZAK** and **ERIN KINEY.**

ARTICLE IV: FIDUCIARY POWERS

A. General Powers - I give to each fiduciary appointed herein, except as limited below, all the powers recited in the introductory paragraph and thirty-two (32) subparagraphs of Tennessee Code Annotated Section 35-50-110, as if the language thereof were incorporated in this Will verbatim, which powers shall be exercisable without application to any Court and until final distribution is made.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name to this my Last Will and Testament, consisting of this and **TWO (2)** preceding typewritten pages; all in the presence of the persons witnessing it at my request on the 28th day of January, 2021 in Nashville, Davidson County, Tennessee.

ANNA KINEY

A. K

Initials

EFILED 06/25/26 09:31 AM CASE NO. 26P1038 Joseph P. Day, Clerk

The foregoing instrument, consisting of this and **THREE (3)** preceding typewritten pages, was signed, sealed, published, and declared by **ANNA KINEY**, the Testator, to be 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.

WITNESS ONE SIGNATURE _____

PRINTED NAME Joel Najera

ADDRESS: 431 Clifton Dr

Goodlettsville, Tn 37072

WITNESS TWO SIGNATURE _____

PRINTED NAME Mehdy Kheshti

ADDRESS: 401 Theresa Ave.

Nashville Tn 37205

A. K.

Initials

EFILED 06/25/26 09:31 AM CASE NO. 26P1038 Joseph P. Day, Clerk

AFFIDAVIT OF WITNESSES TO PROVE WILL

Witnesses 1 and **Witness 2**, identified herein, after being sworn, depose and say:

1. That they are adult citizens of the state of Tennessee.

2. That they witnessed the execution of the Last Will and Testament of **ANNA KINEY** dated the 28th day of January, 2021; to which this Affidavit is attached, and that this Affidavit is being made at the request of the Testator.

3. That their signatures are affixed to said Last Will and Testament, and they are signed or affixed the same at the instance and at the request of the Testator and in the Testator's sight and presence, and in the presence of each other, at the place and on the date recited in said Last Will and Testament.

4. That the Testator signed said paper writing, declaring and signifying it to be the Testator's Last Will and Testament in their sight and presence at the place and on the date recited in said Last Will and Testament.

5. That at the time they witnessed said Will the Testator was, in their opinion, of sound mind and did not appear under any undue influence.

Witness One Signature

Witness Two Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of JANUARY, 2021.

NOTARY PUBLIC

My Commission Expires: 01/03/22

JOHN HORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 3 2022

A.K.
Initials

STATE OF TENNESSEE

****

IN RE: ***ANNA KINEY***

Docket No: ***26P1038***

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 Order heretofore entered in the above styled case on June 25, 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 June 25, 2026.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____ ***Deputy Clerk***