Karen Johnson Davidson County
Batch# 855464 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20220513-0055393

This Instrument Prepared By:
MARTIN A. KOOPERMAN
Attorney at Law
603 Woodland St.
Nashville, TN 37206
615-259-1214

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, BETTY JANE HOLT being first duly sworn on oath, state that I am of lawful age and that based upon my personal knowledge hereby affirm the following:

I, BETTY JANE HOLT am an adult over the age of majority and reside at 1321 Montgomery Avenue, Nashville, Tn. 37207.

1. I was a first cousin of CLAUDE EDWARD BELL and knew him my entire life prior to his death on September 3, 2004. CLAUDE EDWARD BELL's mother, MARGARET ODESSA BELL and my mother, PAULINE TURNER were sisters.

2. CLAUDE EDWARD BELL was married at the time of his death to GLORIA BELL. Claude Edward Bell died prior to MARGARET ODESSA BELL. GLORIA BELL died many years ago, prior to the death of MARGARET ODESSA BELL. She had two children that were never adopted by CLAUDE EDWARD BELL.

3. CLAUDE EDWARD BELL had one (1) child: GWENDOLYN CARTER, who was his only child and he never had any other children nor did he adopt any children.

4. MARGARET ODESSA BELL owned property located at 301 W. Due West Avenue, Madison, TN 37115 that was solely owned by her at the time of her death on December 22, 2020 and is described as follows:

> Land in Davidson County, being Lot No. 11 on the Plan of Oakland Acres Subdivision, as shown on plat of record in Plat Book 1424, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular reference.
>
> Being the same property conveyed to Margaret O. Bell, an unmarried person, by Warranty Deed from Edward L. Gribbins and wife, Shirley B. Gribbins of record in Instrument No. 20070808-0094928, Register's Office for Davidson County, Tennessee.

6. The Affiant understand that this Affidavit has been executed as an Affidavit of Heirship, pursuant to the provisions of Tennessee Code Annotated § 30-2-712, et seq. in order to establish the heirs and their rights as the heirs of MARGARET ODESSA BELL, deceased, pertaining to the property of the said property of MARGARET ODESSA BELL.

Under penalties of perjury, the undersigned makes the statements contained herein. Further, Affiant sayeth not.

Witness my hand this 19th day of April, 2022.

Betty Jane Holt

BETTY JANE HOLT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of April, 2022.

My commission expires:

3/7/23

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Martin A. Kooperman

NOTARY PUBLIC

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid state and county, BETTY JANE HOLT, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal in office this 19th day of April, 2022.

Martin A. Kooperman

NOTARY PUBLIC

My Commission Expires:

3/7/23

MARTIN A. KOOPERMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4-19-22.

Affiant Signature

5-4-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5-4-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON