Karen Johnson Davidson County
Batch# 953409 AFFIDAVITH
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Fees: $22.00 Taxes: $0.00
20221220-0131318

This instrument prepared by:
Lockeland Law Group
202 South 11th Street
Nashville, TN 37206

AFFIDAVIT OF HEIRSHIP

Date: File No.: 22-2133	Property: 1207 North 8th Street Nashville, TN 37207
Buyer(s):	Seller(s): Deborah A. Shaw

Landis Russell, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is at least eighteen (18) years of age, and is a resident of Williamson County, Tennessee, residing at 1152 Park Street.

2. That Affiant personally knew **ANNIE C. RUSSELL**, deceased, hereinafter referred to as Decedent, and has personal knowledge of the family of Decedent by reason of the following: grandchild of deceased.

3. That Affiant personally knew the Decedent for 41 years.

4. At the time of death, decedent was [X] unmarried [ ] married to _____.

5. That Decedent died intestate.

6. That Affiant knew that at date of death said Decedent held a 50% undivided interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 330 and 331 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots Nos. 330 and 331 front together 60 feet on the Easterly side of North ~~Right~~ 8th dr Street, and run back between Parallel Lines 165 feet to an Alley.

Being the same property conveyed to Walter R. Russell, Et ux Annie C. Russell by Warranty deed from Jennie M. Wingo Montgomery of record in Book 3818, page 21, Register's Office for Davidson County, Tennessee, dated September 30, 1964 and recorded on October 01, 1964.

Being the same property conveyed to Karen Joyce Russell, unmarried by Quitclaim deed from Walter R. Russell and wife, Annie C. Russell of record in Book 8587, page 13, Register's Office for Davidson County, Tennessee, dated March 27, 1992 and recorded on March 30, 1992.

Being the same property conveyed to Annie C. Russell by Quitclaim deed from Karen Joyce

Russell, unmarried of record in Book 11403, page 825, Register's Office for Davidson County, Tennessee, dated March 29, 1999 and recorded on March 29, 1999.

Being the same property conveyed to Annie C. Russell and Deborah A. Shaw by Quitclaim deed from Annie C. Russell, unmarried, of record in Book 11506, page 709, Register's Office for Davidson County, Tennessee, dated May 24, 1999 and recorded on June 02, 1999.

7. That Decedent died on May 30, 2022, and was at the time a resident of 1287 West Main Street, Franklin, TN 37064, Williamson County, Tennessee.

8. That the following persons are ALL of the children born to or adopted by Decedent during her lifetime (list all children, living or deceased):

Deborah Ann Shaw	Karen Joyce Russell Reed	Pamela Renee Russell
Randall Eugene Shaw	Lisa Daphne Russell	_____
Beverly Jean Shaw Anderson	Alyce Mechele Russell	_____

9. That the following persons constituted all of the heirs-at-law of Decedent at her date of death:

Deborah Ann Shaw	Karen Joyce Russell Reed	_____
Randall Eugene Shaw	Lisa Daphne Russell	_____
Beverly Jean Shaw Anderson	Alyce Mechele Russell	_____

10. That as of the date of execution of this Affidavit, the following persons constitute all of the heirs-at-law of Decedent:

Deborah Ann Shaw	Karen Joyce Russell Reed	_____
Randall Eugene Shaw	Lisa Daphne Russell	_____
Beverly Jean Shaw Anderson	Alyce Mechele Russell	_____

11. Additional information, if any, either known or understood to be true by Affiant:

_____

_____

***It is a Class E felony to willfully, corruptly and falsely swear to any statement herein known to you to be false. It is also a Class E felony to willfully, corruptly and falsely swear to any statement herein to which you do not have sufficiently definite knowledge to justify the making of such sworn statement, and the statement is false.

Dated this 25 day of November 2022.

Landis Russell, Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Subscribed to and sworn before me this 25 day of November 2022.

STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires April 3, 2023

Notary Public

My Commission Expires: April 3, 2023

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 20, 2022 (date of document).

Affiant Signature

December 20, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023