WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20729-DS

THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

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Karen Johnson Davidson County
Batch# 1029516 AFFIDAVITH
07/21/2023 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230721-0056525

MAP & PARCEL: 028 00 0 163.00

AFFIDAVIT OF HEIRSHIP BY PEGGY L. WOODS CONCERNING BETTY RUSSELL

On this 31st day of March, 2023, personally appeared **PEGGY L. WOODS**, hereinafter referred to as Affiant, being first duly sworn, deposes, and makes oath as follows:

1. That Affiant is at least eighteen (18) years of age and is a resident of Cheatham County, Tennessee, residing at **107 RUSTLING OAKS COURT, PLEASANT VIEW, TENNESSEE 37146** for 22 **years.**

2. That Affiant was personally acquainted with **BETTY RUSSELL**, deceased, hereinafter referred to as Decedent, during the decedent's lifetime, and is familiar with Decedent's family history by reason of the following: Neighbor and long-time family friend;

3. That Decedent died on **August 5, 2022**, and was at the time a resident of 4746 West LeGrande Avenue, Indianapolis, Indiana 46421;

4. That Decedent was survived by the following persons: **Survived by Spouse, Richard Russell, and five children, David Hurn, Sherry Johns, Lillian Jennings, Veronica Romero and Kristy Russell, who are over the age of 18;**

5. The Affiant gives the following narrative of the familial lineage of Betty Russell:

   Lillian Mae Coleman, was the title holder of the real property in question and parents of Rachel Ann Coleman.

   Lillian Mae Coleman died intestate on May 7, 2012 with her estate having been submitted to the Chancery Court for Davidson County, Tennessee, Probate Division at Docket No. 13P-562.

Lillian Mae Coleman was survived by her children and only heirs at law, Rachel Ann Coleman, Michael Joe Coleman, Linda Kay Turnbo, Ricky Lee Coleman, William F. Coleman, Betty Russell and Regina Gail Johnson, each receiving a 1/7th interest in the subject property.

Regina Gail Johnson died intestate on August 8, 2014 without a spouse and without children. Her heirs at law were her siblings Michael Joe Coleman, Rachel Ann Coleman, Linda Kay Turnbo, Ricky Lee Coleman, William F. Coleman and Betty Russell. An Affidavit of Heirship was filed on behalf of Regina Gail Johnson in the Register's Office for Davidson County, Tennessee on September 14, 2015 at Document Number: 20150914-0093211.

Ricky Coleman died intestate on September 25th, 2018 leaving no spouse and one (1) son, Ricky Coleman, Jr. Ricky Coleman, Jr. is living, over the age of 18, and is the only heir at law of Ricky Coleman. An Affidavit of Heirship was filed on behalf of Betty Russell in the Register's Office for Davidson County, Tennessee at Document Number: 202307210056523

Michael Coleman died intestate on June 11th, 2019 leaving no spouse and two (2) sons, Cary Coleman and Terran Coleman. Cary Coleman and Terran Coleman are living, over the age of 18, and are the only heirs at law of Michael Coleman. An Affidavit of Heirship was filed on behalf of Betty Russell in the Register's Office for Davidson County, Tennessee at Document Number: 202307210056524

Betty Russell died intestate on August, 5, 2022 leaving a surviving spouse, Richard Russell, and five (5) children, David Hurn, Sherry Johns, Lillian Jennings, Veronica Romero and Kristy Russell. Richard Russell, David Hurn, Sherry Johns, Lillian Jennings, Veronica Romero and Kristy Russell are living, over the age of 18, and are the only heirs at law of Michael Coleman.

Rachel Ann Coleman died intestate on September 6, 2022 without a spouse and without children. Her heirs at law were her siblings Linda K. Turnbo and William Coleman. An Affidavit of Heirship was filed on behalf of Rachel Ann Coleman in the Register's Office for Davidson County, Tennessee at Document Number: 202307210056525

6. That all persons above named are at least eighteen (18) years of age;

7. That this Affidavit of Heirship is being prepared for the purposes established in Tenn. Code Ann. 30-2-712, and the Affiants acknowledge that their execution of the same is subject to and governed by the penalties set forth in Section (f) of the same statute, and that this Affidavit is not made for any fraudulent purpose;

8. That the Affiants acknowledge that this Affidavit of Heirship may be relied upon by third parties in order to establish chain of title by descent and distribution;

9. Affiant would state that the above facts are true and correct to the best of his personal knowledge and understanding;

10. Further, affiant saith not.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

IN WITNESS WHEREOF, the above named Affidavit, with whom I am personally acquainted, who acknowledged the facts contained herein pursuant to the provisions of **Tennessee Code Annotated § 30-2-172** executed this instrument for the purpose of therein contained on this the 31st day of **March 2023.**

Peggy L. Woods
PEGGY L. WOODS
Affiant

Sworn to and subscribed before me this the 31st day of **March, 2023.**

PATRICIA F. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Patricia F. Kennedy
Notary Public
My Commission Expires: 4/22/24

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PEGGY L. WOODS**, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Cheatham County, Tennessee this 31st day of **March, 2023.**

PATRICIA F. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Patricia F. Kennedy
Notary Public
My Commission Expires: 4/22/24

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/31/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 3/31/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of March, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

