This instrument prepared by:
Bell Law Settlement Services, LLC
112 30th Ave. N.
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1073509 AFFIDAVITH
11/20/2023 12:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231120-0090242

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of November, 2023, before me personally appeared, **Latashia Anderson** (hereinafter referred to as "Affiant"), being first duly sworn, deposes and says:

Affiant understands that this affidavit is given under **penalty of perjury** for any false information provided herein.

Affiant is at least eighteen (18) years of age and presently resides as the following address:
4125 Providence Park Lane Nashville, TN. 37115

Affiant was personally acquainted with Deborah Marliene Russell, deceased (hereinafter referred to as "Decedent"), during Decedent's lifetime, and has personal knowledge of the family of Decedent.

Decedent died on November 22, 2019, and Decedent's place of residence and homestead at the time of death was: 3226 Hinkle Drive Nashville, TN 37218.

Davidson County, State of Tennessee;

Affiant knew, that at date of death, Decedent owned the following described real estate known as A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 5, Hinkle Drive, as shown on the Boardeux Hills Addition Plan, of record in Plat Book 4460, Page 9, Register's Office for said County.

Being the same property conveyed to Deborah Marliene Russell, by Warranty Deed dated March 6, 1996 from Joe Edard Randall, Randall Phillips Builders, Inc. recorded March 12, 1996 in Book 9976, Page 46 in the Register's Office.

That Decedent died intestate (without a Last Will & Testament).

At the time of death, Decedent was survived by the following person(s):

	Name	
Predeceased Spouse: (if none, write "NONE")	**NONE**	
Spouse at Death:	**NONE**	
	Name	**Address**
Surviving Biological Children: (if none, write "NONE")	**Janette Russell**	2420 Whites Creek Pike, 37207
	Rocky Russell	3226 Hinkle Dr. Nashville Tn 37214
	Sharon Russell	215 Saint George Way, Franklin, KY 42134
Surviving Adopted	**None**	

Decedent left no other children, deceased children or adopted children, or descendants of deceased or adopted children.

[SIGNATURE PAGE TO FOLLOW]

Affiant acknowledges and agrees that all statements and representations in this Affidavit will be relied upon by a title underwriter in the issuance of its title policy covering the premises described above.

Affiant further understands that whomever willfully, corruptly, and falsely swears to any statement in any such affidavit known by such person to be false, or about which such person does not have sufficiently definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E felony [T.C.A. § 30-2-712(f)]. Affiant also understands that these statements may be relied upon by a subsequent lender, settlement agent, and/or title underwriter/company for the purpose of proceeding with the closing of a sale, purchase, and/or loan. Affiant further agrees to indemnify any and all parties relying on the statements made herein, that incurs damages arising directly from any false or misleading statement herein made.

FURTHER AFFIANT SAITH NOT.

Latashia Anderson

Affiant's Signature

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Anjeanette Guinn, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Latashia Anderson, with whom I am personally acquainted, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

WITNESS my hand and official seal at Nashville, Tennessee this 17th day of November, 2023.

ANJEANETTE GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/17/2023 (date of document).

Regina Sullo
Affiant Signature

11/20/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 20th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL



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