This Instrument Prepared By and Return To:

Limestone Title & Escrow, LLC

580 Franklin Road, Ste. 203

Franklin, TN 37069

RE: Annie Marie Russell

Karen Johnson Davidson County
Batch# 1227885 AFFIDAVITH
01/17/2025 10:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250117-0003952

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

State of Tennessee

County of Davidson

Willie Jean Russell, Theresa Ann Webster, William Thomas Russell, Jr., Anthony Eugene Russell, James Timothy Russell, Deborah Denise Carter, and Corey Lamont Russell, herein known as the Affiants, being first duly sworn, deposes and says as follows:

1. That we are residents of Davidson County, TN, Davidson County, TN, Columbiana County, OH, Davidson County, TN, Davidson County, TN, Davidson County, TN, and Davidson County, TN, respectively.

2. That we are the children of Annie Marie Russell, hereinafter known as the deceased. Annie Marie Russell died intestate on 01/17/2022, a resident of 1112 West Grove Avenue, Nashville, TN 37203. We have not opened probate for the estate and will not open probate. Her estate is not taxable and there are no known claims from creditors.

3. That at the time of her death, Annie Marie Russell was unmarried.

4. That Annie Marie Russell had seven children, natural born or adopted, living or deceased at the time of her death.

5. That the following person(s) constitutes the heirs at law of Annie Marie Russell:

   Son, Willie Jean Russell, Living
   Daughter, Theresa Ann Webster, Living
   Son, William Thomas Russell, Jr. , Living
   Son, Anthony Eugene Russell, Living
   Son, James Timothy Russell, Living
   Daughter, Deborah Denise Carter, Living
   Son, Corey Lamont Russell, Living

The facts stated above are relative to the inheritance of the following parcel of real estate commonly known as:

See Exhibit "A"

The above referenced property is also known as 1112 West Grove Avenue, Nashville, TN 37203.

Further affiant saith not.

Theresa Ann Webster

Theresa Ann Webster, Affiant

SUBSCRIBED AND SWORN TO before me this 15th day of January, 2025.

Notary Public

My Commission Expires: 11.28.26

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Theresa Ann Webster, the affiant(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville TN this 15th day of January, 2025.

Notary Public

My Commission Expires: 11.28.26

Further affiant saith not.

Willie Jean Russell, heir of Annie Marie Russell by Theresa Ann Webster, Attorney-In-Fact

Willie Jean Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

William Thomas Russell, Jr., heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

William Thomas Russell, Jr., heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Anthony Eugene Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Anthony Eugene Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

James Timothy Russell, heir of Annie M. Russell, by Theresa Ann Webster, Attorney-In-Fact

James Timothy Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Deborah Denise Carter, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Deborah Denise Carter, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Corey Lamont Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

Corey Lamont Russell, heir of Annie Marie Russell, by Theresa Ann Webster, Attorney-In-Fact

SUBSCRIBED AND SWORN TO before me this 15th day of January, 2025.

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 11.28.26

STATE OF TN
COUNTY OF Davidson

On this 15th day of January, 2025, before me personally appeared **Theresa Ann Webster**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Willie Jean Russell, William Thomas Russell, Jr., Anthony Eugene Russell, James Timothy Russell, Deborah Denise Carter, and Corey Lamont Russell** as per a Power of Attorney recorded in Instrument No.202501170003946_, Instrument No. 202501170003947_, Instrument No. _202501170003948_, Instrument No. _202501170003949, Instrument No. 202501170003950_, Instrument No. _202501170003951 acknowledged that such person executed the same as the free act and deed of **Willie Jean Russell, William Thomas Russell, Jr., Anthony Eugene Russell, James Timothy Russell, Deborah Denise Carter, and Corey Lamont Russell.**

Witness my hand, at office, this 15th day of January, 2025.

Notary Public

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission Expires: 11.28.26

Exhibit "A"

A certain tract of land in Davidson County, Tennessee, described as follows:

Being the easterly 1/2 of Lot No. 44 and the westerly 21 feet of Lot No. 45 in the Bransford Realty Company's Re-Subdivision, not of record, of Block "A" of A.B. Hill's Subdivision of the Plant Lands, as of record in Book 332, Page 65, and revised in Plat Book 421, page 68, Register's Office for Davidson County, Tennessee, more particularly described by a survey made April 22, 1959, for Harold Levy, by Hickerson-Miller of Nashville, Tennessee, as follows:

Said parts of Lots Nos. 44 and 45 adjoin and front together 46 feet on the north side of West Grove Avenue, extended, and run back 145 feet on the east line and 145 feet on the west line to a dead line in the rear, measuring 46 feet thereon.

Being the same property conveyed to William Thomas Russell and wife, Annie Marie Russell by Warranty Deed from W.L. Bainbridge, III, Unmarried, dated February 2, 1960, and recorded February 9, 1960, of record in Book 3028, Page 197, Register's Office for Davidson County, Tennessee. William Thomas Russell has since died on 12/28/19 leaving Annie Marie Russell as the sole owner being the surviving spouse. Annie Marie Russell has since died unmarried and intestate on January 17, 2022, leaving Willie Jean Russell, Theresa Ann Webster, William Thomas Russell, Jr., Anthony Eugene Russell, Deborah Denise Carter, James Timothy Russell and Corey Lamont Russell as her only heirs, as evidenced by Affidavit of Heirship of record in 20220214-0017063, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Willie Jean Russell, Theresa Ann Webster, William Thomas Russell, Jr., Anthony Eugene Russell, Deborah Denise Carter, James Timothy Russell and Corey Lamont Russell, as Joint Tenants with Right of Survivorship from Willie Jean Russell, Theresa Ann Webster, William Thomas Russell, Jr., Anthony Eugene Russell, Deborah Denise Carter, James Timothy Russell and Corey Lamont Russell by Quit Claim Deed dated 4/7/2022 and recorded 5/13/2022 in Instrument No. 20220513-0055492, said Register's Office.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 15, 25 (date of document).

Jennifer L. Pennell

Jan 15, 25

Date

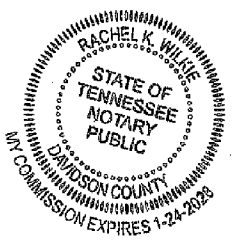
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 15, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal