THIS INSTRUMENT PREPARED BY:

Robert G. Wheeler, Jr., Attorney
P.O Box 211
Goodlettsville, Tennessee 37070-0211
rob@rwheelerlaw.com

Karen Johnson
Batch # 1278275
05/28/2025 08 10 50 AM
Fees $17 00 Taxes $0 00
Davidson County
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Affidavit of Heirship

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NO.
Debra Lynn Bell 3609 Wood Bridge Drive Nashville, TN 37217	Same as New Owner	136 11 0 038.00

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The undersigned, being more than 18 years of age and sui juris, after being duly sworn, makes this affidavit, under oath, as follows:

1. That by deed of record in Deed Book 8022 page 343, Register's Office for Davidson County, Tennessee, Howard J. Sorofman and wife, Cathryn E. Sorofman, conveyed to Flora M. Bell certain real property in Davidson County, Tennessee, more specifically and particularly described as follows, to-wit:

> BEING Lot No. 381 o the Plan of Priest Lake Park, Section 6, of record in Plat Book 5050, page 22, Register's Office, Davidson County, Tennessee.
>
> THIS conveyance is made subject to restrictions of record in Book 5097, page 566, said Register's Office.
>
> THIS conveyance is made subject to a 30 foot minimum building setback line, 10 foot drainage and utility and a 2.5 x 30 foot utility anchor easement as of record in Book 5050, pages 21 and 22, said Register's Office.
>
> BEING the same property conveyed to Flora M. Bell by deed from Howard J. Sorofman and wife, Cathryn E. Sorofman of record in Deed Book 8022, Page 343, Register's Office for Davidson County, Tennessee. The said Flora M. Bell,

having since died as a result of which the property became vested in her daughter and only heir-at-law, Debra Lynn Bell, in fee simple

The mailing address for the said property is 3609 Wood Bridge Drive, Nashville, Tennessee 37217

2. That Flora M. Bell, a single woman, died intestate on December 6, 2024, at which time ownership and title to the said property became vested in Debra Lynn Bell, her daughter and only heir at law.

3 That Flora M. Bell was unmarried at the time of her death

4. That Flora M. Bell was a citizen and resident of Davidson County, Tennessee, at the time of her death.

5. That there were two children born to Flora M. Bell. They were Debra Lynn Bell, and Teressa Denise Bell. Teressa Denise Bell's date of birth was December 11, 1958. She never married and was without issue at the time of her death on July 23, 2023. Debra Lynn Bell is the only heir-at-law of Flora M Bell.

6. That all debts and obligations owed by Flora M. Bell, during her lifetime or by reason of her death, have been paid in full and satisfied.

7. That Flora M. Bell was not a TennCare recipient.

8. That ownership of the real property described in paragraph 1 above and located at 3609 Wood Bridge Drive, Nashville, Davidson County, Tennessee, together with the improvements thereon and the appurtenances thereto, is now vested in fee simple to Debra Lynn Bell, a single woman.

9. That the said real property, described in paragraph 1 above, is free and unencumbered, except for 2025 state and county taxes of which are a lien but not yet due and payable.

10. That Debra Lynn Bell, presently resides at 3609 Wood Bridge Drive, Nashville, TN 37217 and that was her residence before her mother died in December 2024. Debra Lynn Bell knows the facts and circumstances set forth in this Affidavit and certifies that the statements and allegations contained in this Affidavit are true and correct to the best of her information, knowledge, and belief.

WITNESS my hand on this the 23rd day of May, 2025.

Debra Lynn Bell

State of Tennessee)
County of Sumner)

Personally appeared before me, Robert G. Wheeler, Jr , a notary public of this county, Debra Lynn Bell, the within named bargainor, 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, at office, this 23rd day of May, 2025

NOTARY PUBLIC

My Commission Expires: _____

ROBERT G. WHEELER JR.
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires July 20, 2027