Karen Johnson Davidson County
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20250904-0070499

**THIS AFFIDAVIT OF HEIRSHIP WAS PREPARED BY ALEXANDRA F. HULME, 1503 16TH AVENUE SOUTH, NASHVILLE, TN 37212, BASED UPON THE INFORMATION PROVIDED BY THE PARTY HERETO WITHOUT THE BENEFIT OF A FULL RECORDS EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY MATTERS WHICH WOULD BE DISCLOSED BY SUCH RECORDS.**

## AFFIDAVIT OF HEIRSHIP

This Affidavit of Heirship is executed by **SUSAN MONIQUE BUSSBERG** whose mailing address is 130A ROBINHOOD CIRCLE HENDERSONVILLE, TN 37075, and **ANITA KAY GRAHAM** whose mailing address is 130A ROBINHOOD CIRCLE HENDERSONVILLE, TN 37075.

WITNESSETH:

The Affiants, being over the age of eighteen (18) years of age, in accordance with their personal knowledge, and pursuant to T.C.A. § 30-2-712 being duly sworn do make oath as follows:

1. This Affidavit is based upon Affiants' personal knowledge of the family history of **MARY ELIZABETH RUSSELL** and is executed for the purpose of establishing title to realty in and to the said heir-at-law of **MARY ELIZABETH RUSSELL**.

2. MARY ELIZABETH RUSSELL died intestate on JULY 12, 2024.

3. MARY ELIZABETH RUSSELL was unmarried at the time of her death.

4. The decedent was survived by one adult brother: **RICHARD GARLAND RUSSELL.**

5. The decedent had no adopted or biological children born during her lifetime.

6. **ALEXANDRA HULME** was appointed Administrator of the Estate of **MARY ELIZABETH RUSSELL**, deceased, by Petition/Order filed APRIL 8, 2025, in the Seventh Circuit Court Court for DAVIDSON COUNTY in the State of Tennessee, Estate No. 25P636.

7. Affiant is advised that, at the date of death, the Decedent owned the following real estate in Davidson County, Tennessee:

a. 33 FAWN CREEK PASS, NASHVILLE, TN 37214 [MAP AND PARCEL:122-01A-262-00CO], see 20030403-0044271 in the Register's Office for Davidson County, Tennessee.

8. This affidavit will confirm the vesting of title to the above referenced realty located at 33 FAWN CREEK PASS, NASHVILLE, TN 37214, after the death of MARY ELIZABETH RUSSELL in **RICHARD GARLAND RUSSELL,** in fee simple.

9. The undersigned Affiants execute this instrument in accordance with T.C.A. § 30-2-712 for the purpose of establishing the ownership of real property. The Affiants are aware that whoever willfully, corruptly, and falsely swears to any statement in any Affidavit known by such person to be false, or about which such person does not have sufficient definite knowledge to justify the making of such a sworn statement, and such statement is false, commits a Class E Felony.

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 3 day of September, 2025.

**SUSAN MONIQUE BUSSBERG**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally, appeared before me, **SUSAN MONIQUE BUSSBERG**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 3 day, September, 2025.

Notary Public

My Commission Expires: 04/19/2028 .

GABRIEL AGUILA GUZMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

IN WITNESS WHEREOF, the Affiant has executed this foregoing as the 3 day of September, 2025.

**ANITA KAY GRAHAM**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally, appeared before me, **ANITA KAY GRAHAM**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that the foregoing Affidavit was based on personal knowledge of facts and was given as a free and voluntary act for the purposes therein contained.

Witness my hand, at office this 3 day, September, 2025.

Notary Public

My Commission Expires: 04/19/2028.

GABRIEL AGUILA GUZMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Ariel Joaquin, 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 Sept. 3, 2025.

Ariel Joaquin
Affiant Signature

9.3.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2025

Jennifer U Wheeler
Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01.28.2026