Karen Johnson Davidson County
Batch# 1345651 AFFIDAVITH
11/13/2025 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251113-0090415

THIS AFFIDAVIT OF HEIRSHIP PREPARED BY:

ALICE M. BOHANNON
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

AFFIDAVIT OF HEIRSHIP

STATE OF Tennessee)
COUNTY OF Davidson)

Comes the affiant, Larry Prater, being first duly sworn according to law, being of lawful age and having known the decedent for approximately 40+ years and pursuant to Section 30-2-712 of Tennessee Code Annotated, hereby swears to the following of his or her own free will and based upon his or her personal knowledge and familiarity:

1. Leon B. Russell (the "decedent") died October 13, 2025, a resident of Davidson County, Tennessee.

2. The decedent was divorced and had two children. Therefore, the heirs-at-law of the decedent are his daughters, Karen Prater and Mary Beth Prater.

3. The decedent's Will did not include a provision that real property was to come into the hands of the Executor and therefore, title vested in the decedent's heirs-at-law upon his death.

4. At the time of his death, the decedent owned real property in Davidson County, Tennessee known as 7004 Bonnacrest Drive, Hermitage, Tennessee 37076 and being more particularly described in the deed of record in Instrument No. 20120719-0063415, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

5. This affidavit will confirm the vesting of title of the decedent's interest in said real property located in Davidson County, Tennessee, after his death, in his heirs-at-law, Karen Prater and Mary Beth Prater.

Further, affiant saith not.

Dated this 12th day of NOVEMBER, 2025.

Larry Prater
Signature

LARRY PRATER
Print name

Subscribed and sworn to before me this

12th day of November, 2025.

Kellie Barber
Notary Public

KELLIE BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Larry Prater, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, on this the 12th day of November, 2025.

Kellie Barber
Notary Public

KELLIE BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

My Commission Expires:

EXHIBIT "A"

Map No: 75-9, Parcel 12.00

Land lying in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 586, on the plan of Hermitage Hills, Section 6, a plat of which is of record in Plat Book 3300, page I 0, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leon B. Russell, by deed from Juanita Jane Russell pursuant to a Marital Dissolution Agreement, Russell v. Russell, Docket No. 12D-1175 in the Circuit Court of Davidson County, Tennessee, under Instrument No. 20120719-0063415 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7004 Bonnacrest Drive, Hermitage, Tennessee 37076.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 November 12, 2025.

11/13/2025
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of November, 2025.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

