Prepared by: Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1359097 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20251217-0100490

AFFIDAVIT OF HEIRSHIP

as to

Decedent Sadie Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of **December, 2025**, before me personally appeared **Emmanuel Keeble**, "Affiant," who having been duly sworn, deposes and says:

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

That Affiant is at least eighteen (18) years of age and is a resident citizen of Davidson County, residing at 2071 Oakwood Ave # 309 Nashville, TN 37207.

That Affiant was personally acquainted with , "Decedent," during Decedent's lifetime, knew "Decedent" for 26 years, and was familiar with Decedent's family history;

That Affiant was a **great-grandson** of the Decedent.

That Decedent died on or about **May 24. 2024** and that the decedent's place of residence and homestead at the time of death, was as follows: **631 West Nocturne Drive, Nashville, TN**

That Decedent was survived by the following person(s):

	Name
Surviving Spouse:	**None**
Surviving Children:	**Shirley Dotson** **Kathleen Stamps** **Vanessa Howard aka Vanessa Bell** **Thurman Bell**
Deceased Children:	**None**
Adopted Children:	**None**
Children of Deceased or Adopted Children:	**None**

That Decedent was also the legal guardian of Emmanuel Keeble, the Decedent's great-grandson. Emmanuel Keeble was raised by the Decedent and the custody order was entered in the Juvenile Court of Davidson County at Nashville, Tennessee on August 18, 2009 at Docket No. PT105418 ID 9819-041279.

That all persons above named are at least eighteen (18) years of age, except:

Names(s) of Minor(s), if any: **None**

That 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 as follows:

Land in Davidson County, Tennessee, Being Lot No. 404 on the plan of HAYNES MANOR, SECTION 3, as of record in Plat Book 4175, Page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 404 fronts 65.00 feet on the Southerly side of Revels Drive and extends back 98.5 feet on the Easterly line and 158.7 feet on the Westerly line to a dead line in the rear measuring 88.6 feet thereon. Office of Davidson County, Tennessee, dated November 03, 2014 and recorded on December 17, 2014.

Property Address: 725 Revels Dr., Nashville, TN 37207

Affiant further understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit know 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. Section 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 loan as well. 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.

That Decedent did not leave a will.

Further the Affiant sayeth not.

Emmanuel Keeble

Emmanuel Keeble - Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 12 day of **December, 2025.**

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Emmanuel Keeble** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 12 date of **December, 2025.**

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Tax Parcel No.: **05911013300**

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 Dec 12, 25 (date of document).

Jennifer L Pennell

Dec 15, 25

Date

State of TENNESSEE
County of WILLIAMSON

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

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

