Karen Johnson
Batch # 1390255
03/09/2026 08:26:59 AM
Fees: $17.00 Taxes: $0.00
Davidson County
AFFIDAVITH
3 pgs
20260309-0018387

THIS INSTRUMENT PREPARED BY:
ROLAND T. HAIRSTON, II & ASSOCIATES
615 MAIN STREET, SUITE 106
Nashville, TN 37206

GRANTEE(S):
GARY KEITH CAMPBELL
2810 PADEN DRIVE
NASHVILLE, TN 37206

SEND TAX NOTICES TO:
GARY KEITH CAMPBELL
2810 PADEN DRIVE
NASHVILLE, TN 37206

MAP & PARCEL ID:
073 01 0 052.00

LEGAL REFERENCE #:
00004537-0000811

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712

STATE OF TN
COUNTY OF Davidson

On this 26 day of February, 2026, before me personally appeared Joe Paul Guider ("Affiant") to me personally known, who being duly sworn, on oath did say that Affiant is over eighteen (18) years of age and is familiar with the family history of **Madeline R. Campbell**, ("Decedent") died at age 95 on October 31, 2025. At the time of her death, Decedent resided at 2105 Riverwood Drive, Nashville, TN 37216. The Affiant makes oath as follows:

1. My full name is Joe Paul Guider ("Affiant").
2. I reside at 4406 Saunders Ave. Nashville, TN. 37216
3. I have personal knowledge of the matters stated in this Affidavit.
4. Facts concerning my relationship to Madeline Campbell ("Decedent") are:

   Friends For 25 years

5. The Decedent died in Nashville, Davidson County, Tennessee on October 31, 2025.
6. The Decedent was not married at the time of her death.
7. The Decedent was predeceased by the following heirs-at-law:

   a. Son – Richard Campbell, who left no issue
   b. Son – Michael Campbell, who left one child, Anna Lynette Campbell

8. The Decedent was survived by her heirs-at-law. They are:

- **a.** Gary Keith Campbell (Son) who resides at 2810 Paden Drive, Nashville, TN 37206, and,
- **b.** Anna Lynette Campbell (Michael Campbell's daughter).

9. All of the above-named heirs-at-law are over the age of eighteen (18) years.

10. The Decedent left no other children or adopted children or descendants of deceased children or adopted children.

11. The real property to which this Affidavit applies is located at 2105 Riverwood Drive, Nashville, TN 37216 Davidson County, Tennessee and is more fully described as:

> *"Land in Davidson County, Tennessee, being Lot No. 14 of. Block "H," on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.*
>
> *Being the same property conveyed to Charles J. Campbell and wife, Madeline R. Campbell by Warranty Deed in Book 4246, page 11, Register's Office for Davidson County, Tennessee.*
>
> *Charles J. Campbell predeceased Madeline Campbell. Madeline Campbell had three children: Richard Campbell (deceased in 2021 leaving no children), Michael Campbell (deceased in 2008 leaving one child, Anna Lynnette Campbell) and Gary Keith Campbell.*
>
> *Anna Lynette Campbell is the sole heir of the late Michael Campbell and the niece of Gary Keith Campbell."*

12. At the time of Decedent's death, the Decedent resided at 2105 Riverwood Drive, Nashville, TN 37216, Davidson County, Tennessee.

13. The Decedent did not leave a Last Will and Testament.

14. The Decedent did not receive long-term TennCare benefits paid by the State of Tennessee.

15. 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.

Signed this 26 day of February, 2026.

Affiant

Sworn to and subscribed before me by Joe Paul Guider ("Affiant") on this 26th day of ~~January~~ AO February 2026.

Notary Public

My Commission expires: 06/03/2029

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 Joe Paul Guider, **Affiant** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 26th date of February, 2026.

Notary Public

My Commission Expires: 06/03/2029

ANGELA OZEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-03-2029