BILL GARRETT, Davidson County
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THIS INSTRUMENT PREPARED BY:

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File No.: 215-04029

AFFIDAVIT OF HEIRSHIP

We, Kelvin Leon Baxter, Kathey Ann Sims Seaborn and Curtis O. Sims , hereinafter referred to as Affiants, being first duly sworn, make oath as follows:

1. That Affiants presently reside at 4328 Baton Rouge Dr., Hermitage, Davidson County, TN, 378 Burning Tree Apartments, Hermitage, TN 37076; and 113 Leota Drive, Hendersonville, TN 37075, respectively.

2. That Affiants are all the children of **KENNETH L. BAXTER and wife, CLARA L. BAXTER**, both deceased hereinafter referred to as to as Decedent. There were no other children born of Kenneth L. Baxter and wife, Clara L. Baxter.

3. That the Decedents died on May 1, 2014, and was at that time, were residents of Davidson County, TN.

4. That the Decedents owned real property known as 4238 **Baton Rouge Drive, Hermitage, Davidson County, TN** held as tenants by the entirety at their deaths.

5. That Decedents' estates were probated in the Davidson County Probate Court.

6. The following persons are all of the children born to or adopted by Decedents during the Decedents' lifetimes: **Kelvin Leon Baxter, Curtis O. Sims and Kathey Ann Sims Seaborn**, and we are all the heirs at law of the Decedents, at the time of their deaths.

Further affiants saith not.

Kelvin Leon Baxter
Kelvin Leon Baxter

Kathey Ann Sims Seaborn
Kathey Ann Sims Seaborn

Maxine Sims, Trustee of the Curtis O. Sims Special Needs Trust
Maxine Sims, Trustee of the Curtis O. Sims
Special Needs Trust dated 11/18/2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, in and for the State and County aforesaid, personally appeared the within-named Affiants, Kelvin Leon Baxter and Kathey Ann Sims Seaborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory knowledge), who made oath that the statements contained in the foregoing Affidavit are true of Affiants' own knowledge.

Witness my hand and official seal at Old Hickory, TN this the 22 day of April, 2015.

Notary Public

My Commission Expires: 2-6-17

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, undersigned, a Notary Public of the state and county aforementioned, personally appeared Maxine Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Curtis O. Sims Special Needs Trust dated 11/18/2014, the within-named bargainor(s), a Trust, and that such person, as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee, by Power of Atty recorded 20150504-0039771

Witness my hand and seal on the 29 day of April, 2015.

Notary Public

My Commission Expires: 2-6-17

K.B.
M.S.
K.S