#32845

THIS INSTRUMENT PREPARED BY:
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Nashville, TN 37215

Davidson County AFFIDAVITH
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AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated §30-2-712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

1. My full name is Judy Jackson Mitchell Beard.

2. I reside at 3216 Avenal Avenue, Nashville, Tennessee 37211.

3. I have personal knowledge of the matters stated in this Affidavit.

4. I am the half-sister of Rachel Johns Baird, also known as Rachel J. Baird (the "Decedent"), who died on October 11, 1992.

5. The real property to which this Affidavit applies is located at 161 Antioch Pike, Nashville, Davidson County, Tennessee, and is more fully described on "Exhibit A" hereto.

6. The estate of the Decedent was not administered in a proceeding supervised by a court.

7. The Decedent was married only one (1) time to James B. Baird, who died on September 3, 1979.

8. The Decedent and James B. Baird had the following named five (5) children, all of whom survived the Decedent and are currently living:

    a. Janis Baird Sontany
    b. James Douglas Baird
    c. Betty Jean Baird
    d. Jo Anne Baird Corbitt
    e. Joyce Lynne Baird Blanks

[Signature Page Follows]

AFFIANT:

Judy Jackson Mitchell Beard

Judy Jackson Mitchell Beard

Sworn to and subscribed before me this 18th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 5/6/2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Judy Jackson Mitchell Beard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 5/6/2019

JANICE L. PATTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT A

Legal Description of the Property

Two tracts or parcels of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Being part of lot No. 28 on the Plan of the Hinchey Petway Property, as of record in Minute Book "I", page 442, of the Chancery Court at Nashville, described as follows:
Beginning in the center of the Antioch, formerly the Mill Creek, Pike, the common corner of lots Nos. 28 and 29; thence north 87° east, with the center of said Pike, 75 feet; thence south 1/4° west 265 feet; thence south 87° west 75 feet to the line between lots Nos. 28 and 29; thence with said line, north 1/4° east 265 feet to the beginning.

Being the same property conveyed to T. Roy Hix and wife, Mary Taylor Hix, by deed from J. Polk Nelson and wife, of record in book 1306, page 369, Register's Office for said County.

SECOND TRACT: Being part of lot No. 28 on the Plan of the Hinchey Petway Property, as of record in Minute Book "I", page 442, of the Chancery Court of Nashville, described as follows:
Beginning in the center of the Antioch, formerly the Mill Creek, Pike at the northeast corner of the lot conveyed to J. Polk Nelson and wife, Louise H. Nelson; thence north 87° east, with the center of said Pike, 55 feet; thence south 1/4° west 265 feet; thence south 87° west 55 feet to lot aforementioned conveyed to J. Polk Nelson and wife, Louise H. Nelson; and thence north 1/4° east, with parallel line, 265 feet to the beginning.

Being the same property conveyed to James R. Baird and wife Rachel J. Baird by Warranty Deed dated April 17, 1952, from T. Roy Hix and wife Mary Taylor Hix, of record in Book 2045, Page 149, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

