NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
TIMOTHY SCOTT BAKER	Same	136-15-0
5162 Falling Water Rd.		055.00
Nolensville, TN 37135		

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

The subject property is improved property known as: **2920 Starboard Dr., Nashville, Davidson County, Tennessee 37217.**

Bill Garrett Davidson County
Batch# 68824 AFFIDAVITH
03/13/2018 03:38:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180313-0023851

AFFIDAVIT OF HEIRSHIP

The affiant, Timothy Scott Baker, having been duly sworn according to law, deposes and says:

1. James Walter Baker, owned a fee simple interest in the following described real property, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 51 on the plan of Section Two, Harbour Town Village of record in Book 4675, pages 146 and 147, Register's Office for said County
>
> Said Lot No. 51 fronts 93.19 feet on the northerly margin of Starboard Dr. and extends back 138.9 feet on the easterly line and 135.2 fee on the westerly line to a dead line in the rear, measuring 73.0 feet thereon.
>
> Being the same property conveyed to James Walter Baker by quitclaim deed from Betty Sue Baker of record in Book 9722, Page 203, in the Register's Office for Davidson County, Tennessee.
>
> This is the same description as in the previous deed of record.

This is improved property known as: **2920 Starboard Dr., Nashville, Davidson County, Tennessee 37217.**

2. James Walter Baker died intestate on October 23, 2017. His next of kin/heirs at law are his son, Timothy Scott Baker, and his surviving spouse, Brenda R. Baker. Decedent's real property located at 2920 Starboard Dr., Nashville, TN 37217 was

vested in Timothy Scott Baker and Brenda R. Baker in equal shares immediately upon Decedent's death pursuant to the laws of intestate succession.

3. Brenda R. Baker died testate on December 9, 2017. Her probate estate was opened in the Probate Court for Davidson County, Tennessee, as case #18P-156. The Last Will and Testament of Brenda R. Baker was admitted to probate and a certified copy is being filed simultaneously herewith. In said Last Will and Testament, Decedent devised all of her interest in the real property located at 2920 Starboard Dr., Nashville, TN 37217 to Timothy Scott Baker.

4. Further, affiant saith not.

TIMOTHY SCOTT BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy Scott Baker, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of March 2018.

NOTARY PUBLIC

My commission expires: 01-08-2019

