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

Karen Johnson Davidson County
Batch# 801805 AFFIDAVITH
02/08/2022 01:47:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220208-0014508

AFFIDAVIT OF HEIRSHIP
as to
Riley Baxter, Jr.

STATE OF TENNESSEE
COUNTY OF

On this 1st day of February, 2022, before me personally appeared Alice M. Hambrick, "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 4087 Marydale Drive, Nashville, Tennessee 37207.

That Affiant was personally acquainted with **Riley Baxter, Jr.**, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history;

That Decedent was also known as **Riley Baxter.**

That Affiant was a **friend** of the Decedent.

That Decedent died on or about **April 24, 2017** and that the decedent's place of residence and homestead at the time of death, was as follows: **1621 E Stewarts Lane, Nashville, TN 37218**

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

	Name
Surviving Spouse:	**None * * Lula Baxter predeceased him on August 4, 2007**
Surviving Children:	**Effie Hargrove, Angela Baxter Karen Woodruff, Jessica Brooks, and Riley Baxter, III**
Deceased Children:	**None**
Adopted Children:	**None**
Children of Deceased or Adopted Children:	**None**

That Decedent left no other children, deceased children or adopted children or descendants of deceased or adopted children.

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:

Being a certain tract or parcel of land in the 13th, formerly 23rd Civil district of said County, described as follows:

BEGINNING at a point in the northerly margin of East Stewart Lane, the common corner between L.A. White and George Barfield marked by an iron pin; thence north 70° 30' east 129 feet to an iron pin in the northerly margin of East Stewart Lane; the point of beginning; thence continuing with the northerly margin of East Stewart Lane 105 feet to an iron pin; thence north 24° 30' west 100 feet to an iron pin in the southerly margin of Cedar Grove; thence south 83° 30' west 100 feet to an iron pin; thence north 89° west 55 feet to an iron pin; thence south 24° 30' east 124 feet to the point of beginning, containing 2.71 acres.

Property Address: 1621 E Stewarts Ln, Nashville, TN 37218

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.

Alice M. Hambrick Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 1st day of February, 2022.

Notary Public

My Commission Expires: 07-02-2024

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 Alice M. Hambrick 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 1st date of February, 2022.

Notary Public

My Commission Expires: 07-02-2024

