Karen Johnson Davidson County
Batch# 1070011 AFFIDAVITH
11/09/2023 02:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231109-0087686

This instrument prepared by:
NOTESTINE LAW FIRM
Robert J. Notestine III
Attorney at Law
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, Vicki Elmore being first duly sworn, deposes and states, under oath as follows:

A. Fred Baxter owned a certain parcel of real property described as and located at
   1. 8366 Riley Adcock Rd, Joelton, TN 37080 (the Property).

B. Fred Baxter has since died on or about February 26, 2013 and was preceded in death by his wife, Marguerite E. Baxter.

C. Fred Baxter died intestate, and upon his death, the interest in the below described real property was vested in his three children, Kenneth Baxter, Sandra Randall, and Shelia Gad as his heirs at law.

D. The property owned by Fred Baxter in Davidson County, Tennessee at the time of his death, is further described as:

Being a tract of land in the 1st Council District of Davidson County, Tennessee, and a portion of that property conveyed to Fred and Evelyn Kay Baxter in DB 6814, PG 267 and DB 8930, PG 6 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 11/01/23 as follows:

Beginning at an existing iron pin in the northwesterly margin of Riley Adcock Road, said pin being a corner with Monica Dillard in QCD-20221018 0113768 R.O.D.C.T., and the most southeast corner of herein described tract, Thence now leaving said margin with said Dillard N 71°39'22" W, 828.50' to an existing iron pin; Thence now leaving said Dillard N 17°29'39" E, 267.01' to an existing iron pin; Thence S 71°39' 22" E, 838.50' crossing a gravel drive to an existing iron pin in a fence; Thence generally with said fence for the next three calls: S 05°08' 21" W, 90.00' to an existing iron pin; Thence S 11°15'48" W, 103.83' to an existing iron pin; Thence S 10°11' 28" W, 27.86' to an existing iron pin in the margin of Riley Adcock Road; Thence with said margin and a curve to the left having a radius of 379.51' and a cord bearing and cord of S

59°59°46" W, 65.22' and a length of 65.31' to the point of beginning containing 5.25 acres.

The above-described tract is subject to a 25' ingress/egress easement lying 25' west and parallel to the easterly line.

Being the same property conveyed to Fred Baxter, by Final Decree of Divorce in the Twelfth Judicial District of Tennessee in the Circuit Court of Marion County, of record in Instrument No. 20230531-0040993, said Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 8366 Riley Adcock Road, Joelton, Tennessee 37080.

E. This Affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tennessee Code Annotated 30-2-712. The undersigned acknowledges that he/she has executed this affidavit of his/her free will and will be subject to any penalty described in TCA 30-2-712 if he/she knowingly has made any false statements herein.

F. The Affiant had known Fred Baxter for over 38 years as Family Friend (relation).

Further the Affiant Saith Not.

Vicki J. Clinard
Affiant Signature

STATE OF Tennessee }
COUNTY OF Robertson }

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Vicki Clinard on whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 8 day of November, 2023.

C Allen
Notary Public

My Commission Expires: My Commission Expires March 03, 2026

C. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine, III, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 8, 2023.

Robert J. Notestine, III
AFFIANT SIGNATURE

11/9/23
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 9th day of November, 2023.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026