This Instrument Prepared By:
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, TN 37067
File No. 2023-1076

Karen Johnson Davidson County
Batch# 1072789 AFFIDAVITH
11/17/2023 08:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231117-0089560

Affidavit of Heirship of Cary Lee Baxley

STATE OF Texas
COUNTY OF Johnson

Affiant, Vickey Starnes, after first being duly sworn, hereby deposes and says as follows:

1. That Affiant, Vickey Starnes, is an adult citizen and resident of Davidson County, Tennessee being 50 years of age;
2. That herein contained is based upon his/her personal knowledge and familiarity of Cary Lee Baxley who died on December 2, 2022;
3. That Cary Lee Baxley died intestate;
4. That Cary Lee Baxley was single at the time of his death;
5. That Cary Lee Baxley left as his only children at the time of his death – Khy Baxley;
6. That Cary Lee Baxley had no children who predeceased him;
7. The Affiant has no knowledge of Cary Lee Baxley having any children born out of wedlock;
8. That this affidavit is freely given pursuant to Tennessee Code Annotated §30-2-712 et seq., to help establish and reflect the heirship with respect to any real or personal property owned by Cary Lee Baxley in Davidson County, Tennessee, or elsewhere, and particularly to confirm the vesting of title to a parcel of real property in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 326 on the Plan of Village Two, Summerfield of record in Plat at Instrument No. 20000929-0096421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cary Lee Baxley and wife, Kimberli Baxley by Warranty deed from Southern Homes Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050106-0002595 Register's Office for Davidson County, Tennessee, dated December 13, 2004 and recorded on January 6, 2005.

Final Decree of Divorce between Cary Lee Baxley and Kimberli Lynelle Baxley, Case No. 04D-2058, filed June 22, 2006 in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, vesting subject property in Cary Lee Baxley.

Cary Lee Baxley died December 2, 2022, his estate being administered as a small estate in Davidson County Probate Court, Docket No. 23P1303.

Being also known as 2608 Martindale Ct, Antioch, TN 37013

Further, affiant saith not.

Vickey Starnes

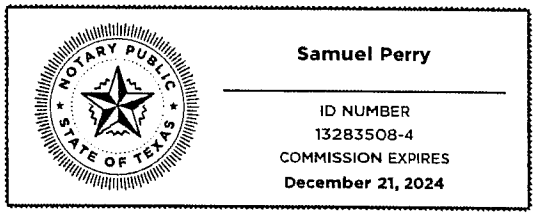
Affiant – Vickey Starnes

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

Samuel Perry

Notary Public

My Commission Expires: 12/21/2024



Samuel Perry

Notarized online using audio-video communication

True Copy Certification

I, Yvette Meldrum, do hereby 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 Nov. 16, 2023

Signature 11/16/23 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of November, 2023

Notary's Signature

10.20.24
My Commission Expires:

