Karen Johnson Davidson County
Batch# 1139872 AFFIDAVITH
05/28/2024 02:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240528-0039459

Prepared by: Smith.Sholar.Milliken.PLLC.
846 Conference Drive, Suite 4
Goodlettsville, TN 37072

AFFIDAVIT OF HEIRSHIP
as to
Anne Louise Baggett

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of May, **2024**, before me personally appeared Tammy Keister, "Affiant," who having been duly sworn, deposes and says:

That Affiant is at least eighteen (18) years of age and resides at the location set forth below.

That Affiant was personally acquainted with Anne Louise Baggett, "Decedent," during Decedent's lifetime and was familiar with Decedent's family history based on the following: Family friend.

That Decedent was also known as Anne Louise Albright Baggett (if applicable).

That Decedent died on or about September 16, 2022, and that the Decedent's place of residence and homestead at the time of death, was as follows: 1964 Gatlin Drive, Nashville, TN 37210.

That as of September 16, 2022 (date of death), Decedent was survived by the following person(s):

Surviving Parent(s)	**NONE**	
Surviving Spouse:	**NONE**	
		Address:
Surviving Children:	**James Russell Baggett**	319 Gatewood Dr M'boro, TN 37129
	Larry Eugene Baggett	91 Wilson Pt. Dr. R4 Lebanon TN 37087
	Douglas Allen Baggett	6294 Rocky Fork Rd Smyrna, TN 37167
	Tommy Morris Baggett	5970 Roudell Way Villages, FL 32163
Deceased Children:	**David Alvin Baggett**	
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:

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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREOM

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.

Further the Affiant sayeth not.

Tammy Keister - Affiant

Tammy Keister

Address of Affiant:
317 Amanda Dr.
Ashland City, TN
37015

Individual Notary Acknowledgement

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tammy Keister, the within in named Affiant, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 6th date of May, **2024.**

Notary Public

My Commission Expires: 7-6-26

JEFF SISCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF RAYMOND HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 1424 PAGE 141, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF GATLIN DRIVE, BEING THE COMMON CORNER OF LOTS NO,. 55 AND 56; THENCE SOUTHWARDLY 138.8 FEET ALONG THE LINE BETWEEN LOTS NOS. 55 AND
56 TO A POINT ON THE NORTHERLY LINE OF LOT NO. 47; THENCE WESTWARDLY 60 FEET ALONG THE LINE BETWEEN LOTS NOS. 55, 47 AND 48 TO A POINT, BEING THE COMMON CORNER OF LOTS NOS. 55, 53 AND
48; THENCE, NORTHWESTWARDLY 50 FEET ALONG THE LINE BETWEEN LOTS NOS. 55 AND 53, TO A POINT BEING TNE COMMON CORNER OF LOTS NOS. 53, 54 AND 55; THENCE NORTHERLY 108 FEET ALONG THE LINE BETWEEN LOTS NOS. 54 AND 55 TO A POINT IN THE SOUTHERLY MARGIN OF GATLIN DRIVE BEING THE COMMON CORNER OF LOTS NOS. 54 AND 55; THENCE EASTWARDLY ALONG THE MARGIN OF GATLIN DRIVE 100 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 5/6/2024.

Jennifer A Hoffman

AFFIANT

DATE: 5/28/24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 24th day of May, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027