****

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP &PARCEL
Diane Shriver	Same	95-11
413 Blue Hills Drive		25
Nashville, TN 37214		

****

Karen Johnson Davidson County
Batch # 1190723 AFFIDAVITH
10/07/2024 10:00:43 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20241007-0077658

This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 372
FROM INFORMATION BY OTHERS

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Comes the Affiant, Janet Hall, being first duly sworn according to law, and being of lawful age and a resident of the State of Tennessee for the past six months, pursuant to Tennessee Code Annotated § 30-2-712, hereby swears to the following of his own free will and based upon his personal knowledge and familiarity:

1. Jerry V. Baker and Cynthia A. Baker, as husband and wife, purchased real property located at 413 Blue Hills Drive, Nashville, Tennessee by deed from Clarence E. Elrod and wife, Carlene C. Elrod, of record in Book 4448, page 889, Register's Office for Davidson County, Tennessee.

2. On July 31, 1978, Jerry V. Baker, quit claimed his interest in the real property located at 413 Blue Hills Drive, Nashville, Tennessee to Donald Gregory, trustee.

3. On July 31, 1978, Donald Gregory, trustee, quit claimed that interest to Cynthia Anderson Baker.

4. Cynthia Anderson Baker died on July 17, 2023. A copy of the Death Certificate is attached as Exhibit One.

5. Cynthia Anderson Baker was unmarried at the time of her death.

6. Cynthia Anderson Baker had two (2) children at the time of her death, Diane Baker Shriver and Lawrence Baker, who are her heirs-at-law.

7. The Decedent left a Holographic Will which was approved by the Probate Court for Davidson County, Tennessee and admitted to Probate. A copy of said Holographic Will is attached as Exhibit Two.

8. The Decedent bequeathed "**all the property of which I may be seized and possessed, including real, personal and mixed property of every kind and description, wherever situated and whenever acquired, to my two children Diane Baker Shriver, now residing in Portland, Tennessee and Lawrence Vann Baker, now residing in Nashville, Tennessee equally share and share alike.**"

9. This Affidavit will confirm the vesting of Diane Baker Shriver and Lawrence Vann Baker with the sole ownership interest in the real property located at 413 Blue Hills Drive, Nashville, Tennessee 37214. Said property is more particularly described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office for said County. Said Lot No. 65 fronts 100 feet on the easterly side of Blue Hills Road and runs back 115 feet on the northernly line and 166.3 feet on the southerly line, to a dead line, measuring 112 feet thereon.**
>
> **Being the same property conveyed to Jerry V. Baker and wife, Cynthia A. Baker, by deed from Clarence E. Elrod and wife, Carlene C. Elrod, of record in Book 4448, page 899, Register's Office for Davidson County, Tennessee.**
>
> **Being the same property in which Jerry V. Baker conveyed his interest in said property on July 31, 1978, to Donald Gregory, trustee.**
>
> **Being the same property in which Donald Gregory, trustee, quit claimed, on July 31, 1978, that interest to Cynthia Anderson Baker.**
>
> **This conveyance is made subject to restrictive covenants of record in Book 2096, page 1, and the Plan of record in Book 2133, page 8, said Register's Office, which shows an**

owner's certificate, a 40 foot minimum building set-back line from Blue Hills Road, and 10 foot easement along the lot for public utilities.

10. Jerry V. Baker and Jerry Vann Baker are one and the same.

FURTHER AFFIANT SAYETH NAUGHT.

Janet Hall
AFFIANT

Sworn to and subscribed before me this 23rd day of September, 2024

Sherrie Dowell
NOTARY PUBLIC

My commission expires: 9-23-25



ONE

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2023 044593

1. Decedent's Legal Name			2. Sex	3. Date of Death
CYNTHIA ANDERSON BAKER			FEMALE	07/17/2023
4. Time of Death (Approx.)	**5a. Age**	**6. Date of Birth**	**7. Birthplace**	
10:52 AM	91	09/06/1931	CLARKSVILLE, TN	
8a. Place of Death				
HOSPICE FACILITY				
8b. Facility Name		**8c. City or Town**	**8d. County of Death**	
ALIVE HOSPICE		NASHVILLE	DAVIDSON	
9. Marital Status	**10. Surviving Spouse (name prior to first marriage)**	**11a. Decedent's Usual Occupation**	**11b. Kind of Business/Industry**	
DIVORCED		SECRETARY	INSURANCE - ACCOUNTING	
12. Social Security Number	**13a. Residence-State or Foreign Country**	**13b. County**	**13c. City or Town**	
-1467	TENNESSEE	DAVIDSON	NASHVILLE	
13d. Street and Number		**13e. Inside City Limits?**	**13f. Zip Code**	**14. Was Decedent ever in US Armed Forces?**
413 BLUE HILLS DR		YES	37214	NO
15. Decedent's Education	**16. Decedent of Hispanic Origin?**	**17. Decedent's Race**		
SOME COLLEGE CREDIT, BUT NO DEGREE	NO, NOT SPANISH/HISPANIC/LATINO	WHITE		
18. Father's Name		**19. Mother's Name Prior to First Marriage**		
ROBERT GORDON ANDERSON		MAI ERWIN SMALL		
20a. Informant's Name	**20b. Relationship to Decedent**	**20c. Mailing Address**		
DIANE SHRIVER	DAUGHTER	413 BLUE HILLS DR, NASHVILLE, TN 37214		
21a. Method of Disposition	**21b. Place of Disposition**	**21c. Location**		
BURIAL	HERMITAGE MEMORIAL GARDENS	OLD HICKORY, TN		
22a. Signature of Funeral Director	**22b. License Number**	**22c. Signature of Embalmer**	**22d. License Number**	
▶ /e/ RONALD DAVID GRAEFF	20859	▶ /e/ REBECCA SMITH	6872	
23a. Name and Address of Funeral Home			**23b. License Number**	
HERMITAGE FUNERAL HOME AND MEMORIAL GARDENS, 535 SHUTE LANE, OLD HICKORY, TN 37138			540	
24. Registrar's Signature		**25. Date Filed**		
▶ /e/ EDWARD G BISHOP III		07/26/2023		

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ JOEL SHACKSON	86385	07/20/2023

27d. Name and Address: JOEL SHACKSON 1718 PATTERSON ST, NASHVILLE, TN 37203

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. CONGESTIVE HEART FAILURE	
	b. CARDIOVASCULAR DISEASE	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	NO	NOT PREGNANT WITHIN PAST YEAR

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1659E RDA 10112

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

15076659

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Jul 26 2023

CERTIFICATION OF VITAL RECORD

TWO

EFILED 08/29/23 04:53 PM CASE NO. 23P1693 Joseph P. Day, Clerk

Will of
Cynthia Anderson Baker

I, Cynthia Anderson Baker, a resident of Nashville, Davidson County, Tennessee, being of sound mind and disposing memory, do hereby make and publish this my Last Will and Testament, hereby revoking any and all other wills by me at any time heretofore made.

Item I: I direct my Executor hereinafter named to pay all my just debts and funeral expenses as soon as practicable after my death.

Item II: I give, devise and bequeath all the property of which I may die seized and possessed, including real, personal and mixed property of every kind and description, wherever situated and whenever acquired, to my two children, Diane Baker Shriver, now residing in ~~Murfreesboro~~ Portland, Tennessee, and Lawrence Vann Baker now residing in ~~Portland~~ Nashville, Tennessee equally share and share alike.

EFILED 08/29/23 04:53 PM CASE NO. 23P1693 Joseph P. Day, Clerk

Item III: I hereby nominate and appoint my daughter, Diane Baker Shreiver, to be the Executrix of this will and direct that she be allowed to qualify and serve as such without executing any bond. Should she be unwilling or unable to serve as Executrix hereunder, I then hereby nominate and appoint my son, Lawrence Vann Baker to be the Executor of this will and direct that he be allowed to qualify and serve as such without executing any bond.

I sign this my last Will and Testament, this 26th day of August, 2000.

Cynthia Anderson Baker

Cynthia Anderson Baker
7-2-23

WITNESSES
1. [signature] 7-2-23
2. Janet A. Hall 7-2-2023

Notary: Angela D. Goolsby
Expires: August 7, 2024

ANGELA D. GOO
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO

Angela D. Goo

EFILED 08/29/23 04:53 PM CASE NO. 23P1693 Joseph P. Day, Clerk

Last Will and Testament
Living Will
Advance Care Plan