Karen Johnson Davidson County
Batch# 1409925 AFFIDAVITH
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This instrument prepared by:
City Title, LLC
301 Plus Park Boulevard, Ste. 502
Nashville, TN 37217
File No. CT-25-6008

AFFIDAVIT AS TO HEIRS
of
CARL A. BAKER
(Pursuant to T.C.A. §30-2-712)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13th day of April, 2026, before me personally appeared **Breanna Phillips**, "the Affiant", to me personally known, who being by me duly sworn, deposes and says:

Affiant understands that whoever willfully, corruptly and falsely swears to any statement in any such affidavit known 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).

That Affiant is over eighteen (18) years of age and currently resides at 938 Cannon Street, Nashville, TN 37210.

That Affiant was personally acquainted with **Carl A. Baker**, "the Decedent" and has sufficient knowledge of the family history to attest to the statements contained herein;

That the Affiant knew the Decedent for over **15** years and is familiar with Decedent's family history as they have been a family friend during this period.

And that said Decedent died on or about **May 29, 2025**, **unmarried**.

That this affidavit is being provided to clarify title to all real property owned by Decedent at the time of their death;

Affiant further states that the Decedent left surviving the following persons and that such persons are over the age of twenty-one years unless otherwise stated:

Name	Relationship to Decedent
Doris Hicks	**Sister**
Carolyn McNeill	**Sister**
Derrick Baker	**Nephew by brother Alvin Baker***
Dexter Baker	**Nephew by brother Alvin Baker***

Affiant states that the Decedent left no spouse, children, adopted children, or descendants of deceased children or adopted children except as listed above.

Affiant states that the Decedent was predeceased by parents, **Ruby J. Moody** and **Aaron Cordell Baker.** The said **Aaron Cordell Baker** died on or about **September 28, 1981**. The said **Ruby J. Moody** died on or about **September 04, 2022.**

Affiant further states that the Decedent was predeceased by siblings, **Morris Lee Baker**, **Lawrence Edward Baker**, and **Alvin Baker**. The said **Morris Lee Baker** died on or about **August 15, 2016**, leaving no children, issue, or lineal descendants. The said **Lawrence Edward Baker** died on or about **December 28, 2020**, leaving no children, issue, or lineal descendants. The said **Alvin Baker** died on or about **December 04, 2016**, survived by children, **Dexter Baker** and **Derrick Baker**.

And said decedent did not leave a Last Will and Testament.

Affiant further acknowledges that this affidavit is made for the purpose of inducing a national title insurance company to issue a policy or policies insuring the title to the property; and as an inducement to such issuance by said national title insurance company, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS same, its agents/assigns (including the closing attorneys) from any and all loss, costs or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of relying on said affidavit.

Further Affiant saith not.

IN WITNESS WHEREOF, this Affidavit is given freely and pursuant to the provisions of TCA 30-2-712 on this the 13th day of April, 2026.

[THE REMAINDER OF THIS PAGE HAS INTENTIONALLY BEEN LEFT BLANK
SIGNATURE AND NOTARY/JURAT PAGES TO FOLLOW]

Breanna Phillips

STATE OF TENNESSEE
COUNTY OF DAVISON

Sworn to and subscribed before me on this 13th day of April, 2026.

Notary Public
My Commission Expires: _____ (Notary Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Breanna Phillips**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 13th day of April, 2026.

Notary Public
My Commission Expires: _____ (Notary Seal)

EXHIBIT A

A certain tract or parcel of land, together with all improvements located thereon, in Davidson County, State of Tennessee, described with particularity as follows:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Hickory View, Section One, of record in Plat Book 5210, page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ruby J. Moody by Special Warranty Deed from National Bank of Commerce recorded 1/28/2005 in Instrument No. 20050128-0010603, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruby J. Moody and Carl A. Baker, by Quitclaim Deed from Ruby J. Moody recorded on 1/25/2012 in Instrument No. 20120125-0007024, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruby J. Moody, by Quitclaim Deed from Carl A. Baker recorded on 1/10/2017 in Instrument No. 20170110-0002941, Register's Office for Davidson County, Tennessee. The said Ruby J. Moody died on or about September 04, 2022.

Being the same property conveyed to Carl A. Baker, by Quitclaim Deed from Carolyn McNeill dated 10/18/2022 and recorded on 11/22/2022 in Instrument No. 20221122-0123759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl A. Baker, by Quitclaim Deed from Doris Hicks dated 10/18/2022 and recorded on 11/22/2022 in Instrument No. 20221122-0123760, Register's Office for Davidson County, Tennessee. The said Carl A. Baker died on or about May 29, 2025.

Map and Parcel: 162 09 0 071.00

Certificate of Authenticity

I, Joshua A. Terry, 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 4/13/26.

Affiant Signature – Joshua A. Terry

4/17/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/17/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27