Karen Johnson Davidson County
Batch# 612689 DEEDWARR
04/12/2021 11:33:20 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210412-0048102

EXECUTOR'S DEED

ADDRESS NEW OWNER AS FOLLOWS:
Chance Story
6501 Harding Pike, Apt. W14
Nashville, Tennessee 37205

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
140 00 0 062.00

THIS INSTRUMENT PREPARED BY:
Stacey Schlitz, Esq.
SchlitzLAW
1507 16th Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant

STACEY SCHLITZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

Subscribed and sworn to before me, this the 8th day of April, 2021.

Notary Public

My Commission Expires: July 9, 2024
(Affix Seal)

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Glen Miller, as executor of the last will and testament of Kent W. Baldwin,** hereinafter called the Executor, by virtue of the power and authority given in and by said last will and testament does transfer and convey to **Chance Story,** unmarried, hereinafter called the Grantee, his successors and assigns, all of the decedent's interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee. **Following this transfer, Chance Story shall own fifty percent (50%) of the property as a tenant in common with Audrey Harley, unmarried, who currently owns fifty percent (50%) of the property.** Said interest is transferred with the appurtenances, estate, title, and interest which the said decedent had at the time of decedent's death in said premises, which the Executor has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as job #950094, more particularly described as follows:

Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easement, said point of beginning being the Southeasterly common corner of Tracts 15 and 14 of the Heath Property, division not of record; thence, with the lines of Tracts 14, 13, 12 and 11 and leaving the center line of said easement; North 34 degrees, 40', 12", West 11

78.98' to an iron pin set in the Southerly property line of Tract 17; thence with the Southerly line of Tract 17, South 85 degrees, 50', 32", East 319.86' to an iron pin; thence, leaving the line of Tract 17 and with the Southwesterly line of Tract 16, South 34 degrees, 40', 12", East 958.22' to an iron pin set in the center of the said 50' joint use ingress, egress and public utility easement; thence, with center of said easement, South 50 degrees, 41', 36", West 250.00' to the point of beginning, containing 6.11 acres, more or less.

Included in the above described Tract is that portion of a 50' joint use ingress, egress and public utility easement as described above and also, adjacent to said easement lies an additional 15' public utility easement.

Being all of the same property conveyed to Kent W. Baldwin, unmarried, and Audrey M. Harley, unmarried, by deed from Lloyd Frankin Greene, unmarried, dated August 18, 1995, of record in Book 9778, Page 361, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 8674 Poplar Creek Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging to Grantee, his successors, heirs, and assigns, forever. Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

Executor covenants that Executor has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. Executor further covenants and binds itself, its successors, heirs, and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs, and assigns against the lawful claims of all persons, except as set forth above.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and SchlitzLAW shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this 8th day of April, 2021.

Glen Miller, Executor

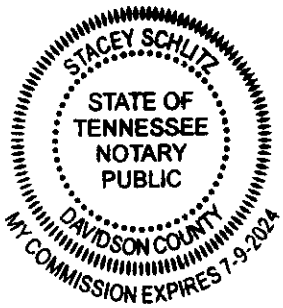
ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Glen Miller** with whom I am personally acquainted, and who, upon oath, acknowledged that said person(s) executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of April, 2021.



Stacey Schlitz
Notary Public

My commission expires: July 9, 2024

RECORD & RETURN TO:
Stacey Schlitz
SchlitzLAW
1507 16th Avenue South
Nashville, TN 37212

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS TESTAMENTARY

TO: **GLEN MILLER** DOCKET NO: **19P1000**

*It appearing to the Court that **KENT WILFORD BALDWIN** has died leaving a written Will in which you are appointed **Executor** and which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you;*

*THESE ARE, THEREFORE, to empower you, the said **GLEN MILLER**, to enter upon the execution of said Will, and take into your possession all of the property, and to make, within **sixty (60) days** from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.*

*WITNESS, Richard R. Rooker, Clerk of the Probate Court, at office, this **June 26th, 2019**.*

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, RICHARD R. ROOKER, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of the Letters Testamentary issued to **GLEN MILLER** as **Executor** of the estate of **KENT WILFORD BALDWIN**, deceased, and I do further certify that **GLEN MILLER** is still acting **Executor** of the estate of **KENT WILFORD BALDWIN** and all acts as such are entitled to full faith and credit as it appears from the official record in my office in Nashville, Tennessee, this the 26 day of June, 2019.

RICHARD R. ROOKER, Clerk

RICHARD R. ROOKER CIRCUIT COURT CLERK

_____ D.C.

STATE OF TENNESSEE
Office of Vital Records

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2019 019734

TYPE OR PRINT IN PERMANENT BLACK INK

1. DECEDENT'S LEGAL NAME (INCLUDE AKA'S IF ANY) KENT WILFORD BALDWIN					2. SEX MALE	3. DATE OF DEATH 04/07/2019
4. TIME OF DEATH (24hr) 00:45	5a. AGE 72	5b. UNDER 1 YEAR Months	Days	5c. UNDER 1 DAY Hours	Minutes	6. DATE OF BIRTH 05/17/1946
7. BIRTHPLACE BALTIMORE, MD						
8a. PLACE OF DEATH DECEDENT'S HOME						
8b. FACILITY NAME 5010 PINE HILL ROAD			8c. CITY OR TOWN NASHVILLE			8d. COUNTY OF DEATH DAVIDSON
9. MARITAL STATUS DIVORCED	10. SURVIVING SPOUSE (name prior to first marriage)		11a. DECEDENT'S USUAL OCCUPATION GOLD AND SILVER ENGRAVER			11b. KIND OF BUSINESS/INDUSTRY ENGRAVING
12. SOCIAL SECURITY NUMBER [redacted]	13a. RESIDENCE-STATE OR FOREIGN COUNTRY TENNESSEE		13b. COUNTY DAVIDSON			13c. CITY OR TOWN NASHVILLE
13d. STREET AND NUMBER 5010 PINE HILL ROAD		13e. INSIDE CITY LIMITS? YES	13f. ZIP CODE 37221			14. WAS DECEDENT EVER IN US ARMED FORCES? NO
15. DECEDENT'S EDUCATION UNKNOWN	16. DECEDENT OF HISPANIC ORIGIN NO, NOT SPANISH/HISPANIC/LATINO		17. DECEDENT'S RACE WHITE			
18. FATHER'S NAME ALTON LEE BALDWIN			19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE KATHERINE U. SAWYER			
20a. INFORMANT'S NAME DANIELLE FRANKLIN		20b. RELATIONSHIP TO DECEDENT DAUGHTER		20c. MAILING ADDRESS 5010 PINE HILL ROAD, NASHVILLE, TN 37221		
21a. METHOD OF DISPOSITION CREMATION		21b. PLACE OF DISPOSITION WEST HARPETH CREMATORY		21c. LOCATION NASHVILLE, TN		
22a. SIGNATURE OF FUNERAL DIRECTOR ▶ /s/ TRUDY RIGGS		22b. LICENSE NUMBER 6873	22c. SIGNATURE OF EMBALMER ▶ /s/ Justin Drew Marshall			22d. LICENSE NUMBER 6269
23a. NAME AND ADDRESS OF FUNERAL HOME HARPETH HILLS MEMORY GARDENS, FUNERAL HOME AND CREMATION CENTER, 9090 HIGHWAY 100, NASHVILLE, TN 37221-0242						23b. LICENSE NUMBER 949
24. REGISTRAR'S SIGNATURE ▶ /s/ EDWARD G. BISHOP III				25. DATE FILED 04/11/2019		

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.

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

27a. CERTIFIER ▶ /s/ HARLEY ODOM		27b. LICENSE NUMBER 45430	27c. DATE SIGNED 04/11/2019
27d. NAME AND ADDRESS HARLEY ODOM 1211 MEDICAL CENTER DR, NASHVILLE, TN 37232			

28. PART I. ENTER THE CHAIN OF EVENTS (DISEASE, 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)	a. MALIGNANT NEOPLASM OF LARYNX	
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	DUE TO (OR A CONSEQUENCE OF) b.	
	DUE TO (OR A CONSEQUENCE OF) c.	
	DUE TO (OR A CONSEQUENCE OF) 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 NATURAL	31. DID TOBACCO USE CONTRIBUTE TO DEATH? UNKNOWN	32. IF FEMALE N/A	
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-1659 (Rev. 6/2017) RDA 10112

11030106

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.

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

Edward G. Bishop III
State Registrar

1 1 0 3 0 1 9 6

Date Issued APR 11 2019

CERTIFICATION OF VITAL RECORD