Karen Johnson Davidson County
Batch# 1054971 DEEDQC
09/28/2023 11 27 54 AM 3 pgs
Fees $17 00 Taxes $0 00
20230928-0076160

This Instrument Prepared By:
Susan T. Jones
Law Office of Susan T. Jones
P.O. Box 281701
Nashville, TN 37228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $ ZERO ($0).

Ruby Renee' Hill
AFFIANT

Subscribed and sworn to before me this 27 day of Sept., 2023.

S. Tucker Jones
Notary Public
My Commission Expires 5/5/25

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXECUTOR'S DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Debora Renee' Baldwin, et al. 4429 Enchanted Circle Nashville, TN 37218	Same	**058 14 0 170.00**

KNOW ALL MEN BY THES PRESENTS, that **RUBY JENEE HILL,** in her capacity as the duly appointed and serving Executor of the Estate of John E. Baldwin, Sr., deceased, which estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) docket number **22P-1678** and in accordance with the Decedent's Last Will and Testament, Second Item, as follows:

> I hereby give, devise, and bequeath all of my property, both real, personal, mixed of whatsoever nature and kind and wheresoever situated and located, that I may be seized and/or possessed of to my cherished children, DR. DEBORA R. BALDWIN, JOHN E. BALDWIN, JR., RODERICK B. BALDWIN, BEATRICE S. BATSON and RUBY JENEE' HILL, my home located at 4429 Enchanted Circle, Nashville, Tennessee, in equal shares, *per capita.* Notwithstanding any provision contained herein, I give, devise and bequeath to my child, DR. DEBORA BALDWIN, the exclusive right to live in said property and an exclusive right to possession of said property, free of charge, as long as she desires to do so.

and no further or otherwise, the "Grantor", for the purposes of memorializing the transfer of ownership of the below described property to Grantees, Grantor does hereby quitclaim, transfer, and convey unto **DR. DEBORA R. BALDWIN, JOHN E. BALDWIN, JR., RODERICK B. BALDWIN, BEATRICE S. BATSON, and RUBY JENEE' HILL,** all of the decedent's interest in that certain

real estate located in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all attendant and appurtenant interests, rights, and hereditaments associated therewith, the property and to **DR. DEBORA BALDWIN**, the exclusive right to live in said property and an exclusive right to possession of said property , free of charge, as long as she desires to do so.

This conveyance is subject to all liens, restrictions, and other matters of record.

This is improved property located at 4429 Enchanted Circle, Nashville, Davidson County, Tennessee .

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 27th day of September, 2023.

S. TUCKER JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Ruby Jenee' Hill

Ruby Jenee' Hill, Executor
Estate of John E. Baldwin, Sr., Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUBY JENEE' HILL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the forgoing instrument as Executor of the Estate of John E. Baldwin, Sr., deceased, as evidenced by the Letters Testamentary filed 9-8-2022 under Docket No. 22P1678, Seventh Circuit Court of Davidson County, Tennessee.

Witness my hand and official seal at Davidson County, Tennessee this 27th day of September, 2023.

NOTARY PUBLIC
My Commission Expires: 5/5/25

EXHIBIT A

PROPERTY DESCRIPTION

Lane in Davidson County, Tennessee, being all of Lot No.14, on the Amended Final Plat of Enchanted Hills, Section 5, phase I, a Planned Unit Development as shown by Plat and Survey of record in Plat Book 6900, page 870, Register's Office for Davidson County, Tennessee, wo which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CARDINAL CONSTRUCTION, INC. by deed from DWAYNE L. BELL D/B/A EXCEL of record in Book 9854, page 12, said Register's Office.

Being the same property conveyed to JOHN E. BALDWIN by deed from CARDINAL CONSTRUCTION, INC. of record in Book 10206, page 146.