Karen Johnson
Batch # 1097634
02/05/2024 08:08:39 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240205-0007683

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID
James C. Baldwin & Ruth Ann Baldwin, Co-Trustees Baldwin Tennessee Community Property Trust 442 Cedarcliff Road Antioch, TN 37013	same	150 05 0 150.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

James C Baldwin
James C. Baldwin,
Affiant

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me,
this 31 day of January, 2024.

Elizabeth L Adams
NOTARY PUBLIC
My Commission Expires: March 9, 2027.

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, JAMES C. BALDWIN and wife, RUTH ANN BALDWIN, as tenants by the entirety, Grantor, by these presents, does hereby quitclaim and convey unto JAMES C. BALDWIN AND RUTH ANN BALDWIN AS TRUSTEES OF THE BALDWIN TENNESSEE COMMUNITY PROPERTY TRUST, Grantee, their successors and assigns all of their interest in and to the following tract of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 237 on the Plan of Cherry Hills, Section 4, as of record in Book 4460, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James C. Baldwin and wife, Ruth Ann Baldwin, as tenants by the entirety, by deed from James C. Baldwin of record in Instrument Number: 20180926-0095414, Register's Office for Davidson County, Tennessee. Affidavit of Scrivener's Error of record in Instrument Number: 20181109-011937.

This is improved property known as 442 Cedarcliff Road, Antioch, TN 37013.

This description was taken from a prior deed.

IN WITNESS WHEREOF, the Grantors have caused his and her name to be affixed hereto on this 31st day of January, 2024.

JAMES C. BALDWIN

RUTH ANN BALDWIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared JAMES C. BALDWIN and RUTH ANN BALDWIN, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he and she executed the foregoing instrument for the purposes therein contained as his and her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 31 day of January, 2024.

My Commission Expires: March 9, 2027.

Notary Public

