This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1300984 DEEDWARR
07/23/2025 12:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250723-0058270

New Owner:	Send Tax Bill:	Map/Parcel
Ronald Lee Baugus 3936 Stewarts Ferry Pike Mt. Juliet, TN 37122	Same as Owner	133 16 0 199.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][1][C][iv]).

Ronald Lee Baugus
AFFIANT

Sworn to and subscribed before me this 14th day of July 2025.

Notary Public

TANIA BURGOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

EXECUTOR'S DEED

John Richard Baugus died on August 19, 2024, leaving a will dated November 20, 2019. The will was admitted to probate on December 4, 2024 in the Circuit Court of Davidson County, Tennessee, (Probate Division), Docket No. 24P2441. Ronald Lee Baugus was appointed executor and duly qualified. All debts of the decedent have been paid. A copy of the TennCare Release is attached as Exhibit A. A copy of the Death Certificate is attached as Exhibit B. The executor by signing this Deed releases any right the executor has to recover this property in the event of the subsequent insolvency of this estate. In accordance with the provisions of the Will of John Richard Baugus, **RONALD LEE BAUGUS**, (executor/grantor), sells, transfer and conveys to **RONALD LEE BAUGUS** (heir and sole beneficiary under the Will of John Richard Baugus) the following described real estate in Davidson County, Tennessee:

Being Lot No. 69 on the Plan of Welch Meadows Subdivision, Section 2, of record in Book 3700, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 77.71 feet on the easterly margin of Shasta Drive and runs

back between lines measuring 142.86 feet on the northerly line and 125.94 feet on the southerly line to a dead line measuring 72.98 feet thereon.

Being the same property conveyed to John Richard Baugus by deeds of record in Instrument No. 20041012-0122725 and in Book 4728, page 601, Register's Office for Davidson County, Tennessee.

THIS BEING property known as 4870 Shasta Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with all its appurtenances, to the said Ronald Lee Baugus, his successors and assigns, forever with full power to sell, lease, transfer convey or otherwise deal said real estate. Subject to the terms and conditions and matters as shown on the aforementioned plat of record, I, as executor only, do covenant with the said grantees, that I, as the executor only, am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered. And I, as executor only, do further covenant and bind myself and representatives, to warrant and forever defend the title to said land to the said grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Estate of John Richard Baugus

By: Ronald Lee Baugus
RONALD LEE BAUGUS, *Executor*

STATE OF TENNESSEE)
COUNTY OF W Davidson.)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Lee Baugus whom I am personally acquainted or who provided sufficient evidence providing identity, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at USBank, Mt Juliet TN, this 14th day of July, 2025.

Tania Burgos
NOTARY PUBLIC
My Commission Expires: 05/08/2028

TANIA BURGOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV
#

July 2, 2025

Ryan Knight
751 Cool Springs Blvd. #106
Franklin, TN 37067

RE: Baugus, John Richard Date of Death: 8/19/2024 SSN: xxx-xx-9398
Our File Number: 161693

Ryan Knight:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to annuities, Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust or annuity, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust or annuity when making such a request.

Sincerely,

Joan Jackson
TennCare RFR Processing Unit

Under 2024

STATE OF TENNESSEE
CERTIFICATION OF VITAL RECORD

EXHIBIT B

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2024 056022

1. Decedent's Legal Name: JOHN RICHARD BAUGUS			2. Sex: MALE	3. Date of Death: 08/19/2024
4. Time of Death (Approx.): 14:17	5a. Age: 81	6. Date of Birth: [redacted]1943	7. Birthplace: NASHVILLE, TN	
8a. Place of Death: HOSPICE FACILITY				
8b. Facility Name: THE RESIDENCE/ALIVE HOSPICE		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: CREDIT MANAGER	11b. Kind of Business/Industry: RETAIL STORE	
12. Social Security Number: [redacted]9398	13a. Residence-State or Foreign Country: TENNESSEE	13b. County: DAVIDSON	13c. City or Town: NASHVILLE	
13d. Street and Number: 4870 SHASTA DRIVE		13e. Inside City Limits?: YES	13f. Zip Code: 37211	14. Was Decedent ever in US Armed Forces?: NO
15. Decedent's Education: BACHELOR'S DEGREE	16. Decedent of Hispanic Origin?: NO, NOT SPANISH/HISPANIC/LATINO	17. Decedent's Race: WHITE		
18. Father's Name: JOE DEE BAUGUS		19. Mother's Name Prior to First Marriage: HENRI ELIZABETH TAYLOR		
20a. Informant's Name: RONNIE BAUGUS	20b. Relationship to Decedent: SON	20c. Mailing Address: 3936 STEWARTS FERRY PIKE, MT JULIET, TN 37122		
21a. Method of Disposition: BURIAL	21b. Place of Disposition: WOODLAWN MEMORIAL PARK	21c. Location: NASHVILLE, TN		
22a. Signature of Funeral Director: ▶ /e/ JERRY W. MAXWELL	22b. License Number: 8318	22c. Signature of Embalmer: ▶ /e/ MELISSA MARIE WILLIS	22d. License Number: 20160	
23a. Name and Address of Funeral Home: WOODBINE FUNERAL HOME, INC. - HICKORY CHAPEL, 5852 NOLENSVILLE ROAD, NASHVILLE, TN 37211			23b. License Number: 760	
24. Registrar's Signature: ▶ /e/ EDWARD G BISHOP III		25. Date Filed: 09/13/2024		

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: ▶ /e/ JOEL SHACKSON	27b. License Number: 66385	27c. Date Signed: 08/26/2024
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. ACUTE ISCHEMIC STROKE IN THE SETTING OF METASTATIC PROSTATE CANCER	
	b.	
	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: NATURAL	31. Did Tobacco Use Contribute to Death?: NO	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-1659E RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Edward G. Bishop III
State Registrar

Ralph Alvarado, MD, FACP
Commissioner

Date Issued: Sep-13-2024

016521155

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

CERTIFICATE OF AUTHENTICITY

I, Ryan Knight, 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 July 14, 2025.

Affiant Signature

7/22/25
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of July, 2025.

Notary's Signature

My Commission Expires: 01/05/2026
Date

Notary's Seal (if on paper)

