Karen Johnson Davidson County Batch# 1345731 DEEDWARR 11/13/2025 12:34:30 PM 3 pgs Fees: $18.00 Taxes: $1,036.00 20251113-0090516	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $280,000.00 Affiant Subscribed and sworn to before me, this 7th day of November, 2025. Notary Public My commission expires: —

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Maxwell Baldridge **Gloria Avila**		**060 07 0 065.00**
3005 Hillhurst Dr		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kenneth D Hughes, Sr., Executor of the Estate of Dell Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maxwell Baldridge, an unmarried man and Gloria Avila, an unmarried woman, and Julia Baldridge, a married woman, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Hillhurst Acres, Section 1, a plat of which is of record in Book 2331, page 50-51, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William L. Hughes and Dell Marie Hughes by Warranty Deed from Robert W. Slate and wife, Ruth N. Slate dated June 7, 1957, of record in Book 2649, page 545, Register's Office for Davidson County, Tennessee. Oath is hereby made that the marriage between William L. Hughes and Dell Marie Hughes continued uninterrupted until the death of William L. Hughes on March 15, 2001, leaving Dell Marie Hughes as the sole surviving tenant by the entirety. Dell Marie Hughes died testate April 10, 2024, and by her Last Will & Testament (and Codicil 1 thereto), probated in the Probate Court for Davidson County, Tennessee, Docket No. 24P1378, directed that subject property be sold by her Executor and the proceeds be disbursed as part of her probate estate. Kenneth D. Hughes, Sr. has been appointed and duly qualified as the Executor of the Estate of Dell Hughes.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 3005 Hillhurst Dr, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Date: 11/7/25

Kenneth D Hughes, Sr., Executor of the Estate of Dell Hughes

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Kenneth D Hughes, Sr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Executor of the Estate of Dell Hughes and that they are authorized by the Estate of Dell Hughes to execute this instrument on its behalf.

Witness my hand, at office, this 7th day of November 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/27

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Mark Bleedom, 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 11/7/25.

Date

Affiant Signature

11/7/25

Date

MARK B LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/08/2029
DAVIDSON COUNTY

State of TN
County of Davidson

Sworn to and subscribed before me this 7th day of November, 2025.

Notary's Signature
My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029