Karen Johnson Davidson County
Batch# 845280 DEEDWARR
04/26/2022 08:08:30 AM 5 pgs
Fees: $28.00 Taxes: $1,526.25
20220426-0047505

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristopher Bartow	NEW OWNER	
(NAME)	(NAME)	073-08-0-058.00
3743 Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Michael Tacheny, Co-Executor, William G. Rennekamp, Co-Executor, and Michael Tacheny, William G. Rennekamp, and James Lee Corby, Jr., Beneficiaries of The Estate of Ruth M. Bauer,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christine Rosebaugh and Kristopher Bartow, wife and husband,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Moss Rose Estates, as of record in Book 4860, Page 112, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank G. Bauer and wife, Ruth M. Bauer by Warranty Deed from Wesley E. Hammox and wife, Carolyn E. Hammox, dated 06/03/1987 and recorded 06/05/1987, of record in Book 7259, Page 397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruth M. Bauer by Quit Claim Deed from Frank G. Bauer, dated 06/07/1995 and recorded 06/09/1995, of record in Book 9696, Page 625, Register's Office for Davidson County, Tennessee.

The said Ruth M. Bauer died testate on 08/20/2021, devising subject property to William G. Rennekamp and Michael Tacheny and James L. Corby, Jr, as evidenced in File No. 21P1978, Probate Court Clerk's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 4860, Page 112, in the (2) Covenants, conditions, easements and restrictions recorded in Book 5039, Page 359, as amended of record in Book 5138, Page 645, as amended of record in Book 5311, Page 345, as amended of record in Book 5910, Page 336, in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3743 Moss Rose Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of April, 2022.

THE ESTATE OF RUTH M. BAUER

Michael Tacheny, Co-Executor

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Michael Tacheny, Co-Executor of the Estate of Ruth M. Bauer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **Co-Executor of the Estate of Ruth M. Bauer**, the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2022.

Notary Public

My Commission Expires: 3.8.2025

THE ESTATE OF RUTH M. BAUER

Michael Tacheny, Beneficiary

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Tacheny**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 9th day of April, 2022.

THE ESTATE OF RUTH M. BAUER

William G. Rennekamp

William G. Rennekamp, Co-Executor

State of PA
County of MONTGOMERY

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **William G. Rennekamp, Co-Executor of the Estate of Ruth M. Bauer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **Co-Executor of the Estate of Ruth M. Bauer,** the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of April, 2022.

M Mehta
04/09/2022
Notary Public

My Commission Expires: OCT 5, 2025

Commonwealth of Pennsylvania - Notary Seal
MUKESH S MEHTA - Notary Public
Montgomery County
My Commission Expires October 5, 2025
Commission Number 1320480

THE ESTATE OF RUTH M. BAUER

William G. Rennekamp

William G. Rennekamp, Beneficiary

State of PA
County of MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William G. Rennekamp**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of April, 2022.

M Mehta
04/09/22
Notary Public

My Commission Expires: OCT 5, 2025

Commonwealth of Pennsylvania - Notary Seal
MUKESH S MEHTA - Notary Public
Montgomery County
My Commission Expires October 5, 2025
Commission Number 1320480

Effective the 9th day of April, 2022.

THE ESTATE OF RUTH M. BAUER

James Lee Corby, Jr., Beneficiary

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Lee Corby, Jr.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9 day of April, 2022.

Notary Public

My Commission Expires: 1/14/26

LISA BLACK HOOVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/9/2022 and 4/11/2022

D. Shayne Adair

4/13/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 13 day of April, 2022.



April D Wideman
Notary Public
My Commission Expires: 03/07/2026