Prepared by:
Tennessee Title & Escrow Affiliates. LLC
206 Gothic Court. Suite 300
Franklin. TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater. for this transfer is $312,500.00

S. Smith
Affiant

Subscribed and sworn to before me, this 30 day of Nov. 2023

Notary Public
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 1080147 DEEDWARR
12/08/2023 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20231208-0095001

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristen L. Bauer 1820 Shaylin Loop Antioch, TN 37013	**New owner Property**	173-05-0A-041.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Luke James LeFevre and Rebecca Michelle LeFevre, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kristen L. Bauer, a single woman, and Thomas J. Bauer, a married man, tenants in common with right of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 41, together with the appurtenant interest in the common elements of Barnes Crossing, Phase One, a horizontal property regime, as established by Master Deed of record as Instrument No. 20050721-0084791, as re-recorded as Instrument No. 20050805-0092480, and as amended as instrument No. 20051114-0136938; and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as "Exhibit A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Luke James LeFevre and Rebecca Michelle LeFevre, husband and wife, by Warranty Deed from Erik Spencer Wallace, an unmarried man, dated July 28, 2021 of record as Instrument No. 20210729-0101943, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1820 Shaylin Loop, Antioch, TN 37013

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 30th day of November, 2023.

L.S. LeFevre by Rebecca LeFevre Attorney-in-Fact
Luke James LeFevre by Rebecca LeFevre,
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca LeFevre**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Luke James LeFevre**, and who acknowledged that he executed the same as the free act and deed of **Luke James LeFevre**.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of November, 2023.

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 6-17-2024

Rebecca Michelle LeFevre

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rebecca Michelle LeFevre,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 30th day of November, 2023.

Notary Public

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2023117828

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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 **11/30/23**.

Date

Affiant Signature

11/30/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **30** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

