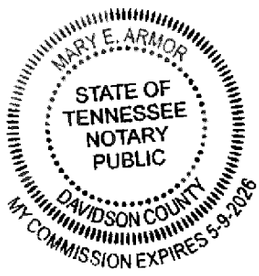
WARRANTY DEED



B-SH-24-4120-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Michael Bauer and Kathryn Schultz Bauer, co-Trustees of The Mike and Kathy Bauer Living Trust U/A dated July 18, 2024	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 1173394 DEEDWARR 08/23/2024 08:45:30 AM 3 pgs Fees: $18.00 Taxes: $1,702.00 20240823-0064815	**116 03 0M 401.00**
4120 Ridgefield Dr Unit 401		
(ADDRESS)		
Nashville, TN 37205		
(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 consideration, the receipt of which is hereby acknowledged, **LARRY WACHOLTZ, TRUSTEE TO THE WACHOLTZ FAMILY TRUST, DATED OCTOBER 6TH, 2024,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS MICHAEL BAUER AND KATHRYN SCHULTZ BAUER, CO-TRUSTEES OF THE MIKE AND KATHY BAUER LIVING TRUST U/A DATED JULY 18, 2024,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 401 of BELLE MEADE COURT CONDOMINIUM, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing BELLE MEADE COURT CONDOMINIUM, a Horizontal Property Regime, of record in Instrument Number 20081223-0122172, and Bylaws amended in Instrument No. 20101207-0097450 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Larry Wacholtz, Trustee of the Wacholtz Family Trust dated October 06, 2023, by Warranty Deed from Larry Wacholtz, an unmarried man, of record in Instrument No. 20231031-0084989, in the Register's Office of Davidson County, Tennessee, dated October 30, 2023 and recorded on October 31, 2023.

Being the same property conveyed to Larry E. Wacholtz, an unmarried man, by Warranty Deed from William M. Humphrey and Carolyn S. Humphrey, husband and wife, of record in Instrument No. 20190814-0081258, in the Register's Office of Davidson County, Tennessee, dated August 09, 2019 and recorded on August 14, 2019.

This conveyance is subject to:
• Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KENNER-MANNOR LAND CO'S SECOND SUBDIVISION OF THE KENNER TRACT, as recorded in Plat Book 421, Page(s) 100.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BRANSFORD REALTY CO'S SUBDIVISION PART OF LOTS 146-147 AND 145, KENNER MANOR SUBD, as recorded in Plat Book 421, Page(s) 155.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIFIED PLAT OF SUBDIVISION & CONSOLIDATION OF BELLE MEADE THEATER, as recorded in Instrument No. 20061114-0140984, as revised in Instrument No. 20081112-0111752.
• Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BELLE MEADE COURT CONDOMINIUM of record in Instrument Number 20081223-0122172, and Bylaws amended in Instrument No. 20101207-0097450; also subject to easements,

rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

- Easement for Sanitary Sewers and or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20070306-0027614.
- Easement for Right of Way, recorded in Instrument No. 20070404-0040334.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070208-0016683.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4120 Ridgefield Dr Unit 401, Nashville, Tennessee 37205**.

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; 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), 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/our hand(s) this the 22 DAY OF AUGUST, 2024.

Larry Wacholtz, Trustee to The Wacholtz Family Trust, dated October 6th, 2024

BY: _____
Larry Wacholtz
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY WACHOLTZ, TRUSTEE of LARRY WACHOLTZ, TRUSTEE TO THE WACHOLTZ FAMILY TRUST, DATED OCTOBER 6TH, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of August, 2024.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Aug 22, 2024 (date of document)

Regina Sullo

Affiant Signature

August 23, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of August, 20 24

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

