WARRANTY DEED

Karen Johnson Davidson County
Batch# 1175280 DEEDWARR
08/29/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240829-0066455

MJ-AKR-24-221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

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)
The Myhr Green Nominee Trust Agreement	**Same as New Owner**	
(NAME) **221 Myhr Green**	(NAME) 503 Hillwood Dr.	**142-07-0C-101.00-CO**
(ADDRESS) **Nashville, TN 37221**	(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, **MARGARET E. BAUER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE MYHR GREEN NOMINEE TRUST AGREEMENT,** 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:

Being Unit No. 101 of Ashely Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-627-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashely Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312, said Register's Office (Collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to Martin R. Bauer and Margaret E. Bauer, husband and wife by Warranty Deed from The Estate of Clara Elizabeth Summar of record in Instrument No. 20190719-0070727 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 19, 2019.

The said Martin R. Bauer a/k/a Martin Roy Bauer having since died leaving Margaret E. Bauer as the sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Boundary Plan of record in Plat Book 6900, Page 24 and Plat Book 6900, Page 978, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7184, Page 44, as corrected in Book 7467, Page 279, amended in Book 7482, Page 312 and Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6483, Page 907, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters as set out in the Final Judgement and Decree of record in Book 5407, Page 643, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, Page 511, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170206-0012423, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20060724-0088823, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **221 Myhr Green, Nashville, Tennessee 37221**.

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 27th DAY OF AUGUST, 2024.

Margaret E. Bauer

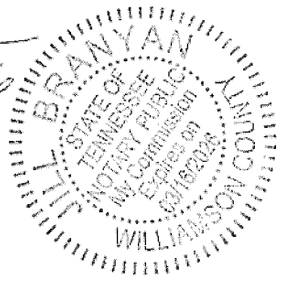
Margaret E. Bauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET E. BAUER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2024.

Notary Public
My Commission Expires: 2/16/26
(SEAL)



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 **8/27/24**.

Date

Affiant Signature

8/27/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

