Karen Johnson Davidson County
Batch # 1175382 DEEDWARR
08/29/2024 02:08:24 PM 2 pgs
Fees: $13.00 Taxes: $1,535.13
20240829-0066610

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00.

Margaret Ellen Bauer
Affiant

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

Jill Branyan
Notary Public

MY COMMISSION EXPIRES: 03/16/26
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Margaret Ellen Bauer	Same as New Owner	129110A00200CO
(NAME)	(NAME)	
102 Emma Neuhoff Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Latricia B. Tidwell, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Margaret Ellen Bauer aka Margaret E. Bauer, unmarried**, 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, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 102 on the Plan of Condominium Site Plan, Plat for Phase 1B of Lot no. 2, The Cloister at Sr. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449, Registers Office, Davidson County, Tennessee, together with an undivided interest in the common areas/elements appurtenant to said Unit as set truth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By laws of the Association of Owners.

Being the same property conveyed to Janet Blue by Warranty Deed from Howard D, Derrick, Jr. and Wife, Constance H. Derrick of record in Instrument No. 20180417-0035848 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 17, 2018.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 102 Emma Neuhoff Court, Nashville, TN 37205
(House No.) (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 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 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 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.

Effective the 26th day of August, 2024.

Latricia B. Tidwell

STATE OF Tennessee

COUNTY OF Shelby

On this 26 day of August, 20 24, before me personally appeared Latricia B. Tidwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 11/01/2025

TERRY HERVERY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 13, 2027
COUNTY OF SHELBY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-ADMS-24-102