This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson
Batch # 1175873
08/30/2024 10:34:37 AM
Fees: $13.00 Taxes: $2,791.65
Davidson County
DEEDWARR
2 pgs
20240830-0066883

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DARA B. KIMBROUGH, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE THOMAS BAUER AND MARY ELIZABETH BAUER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 34 OF THE PLAN OF GREEN HILLS SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 128, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO BETTIE BEAZLEY, BY QUITCLAIM DEED FROM DONALD J. BEAZLEY, DATED DECEMBER 30, 1992, RECORDED JANUARY 12, 1993, OF RECORD IN BOOK 8838, PAGE 900, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID BETTIE BEAZLEY HAVING SINCE DIED ON FEBRUARY 20, 2024, LEAVING DARA B. KIMBROUGH THE ONLY SURVIVING HEIR, PER AFFIDAVIT OF HEIRSHIP, DATED AUGUST 12, 2024, OF RECORD IN INSTRUMENT NO. 20240830-0066882, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1606 SOUTH OBSERVATORY DRIVE, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19TH day of AUGUST 2024.

Dara B Kimbrough

DARA B. KIMBROUGH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DARA B. KIMBROUGH, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 19TH day of AUGUST 2024.

Sondra Brooks

Notary Public
My Commission Expires: 3/28/28

SONDRA BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $754,500.00.

Affiant

Subscribed and sworn to before me, this the 19TH day of AUGUST 2024.

Sondra Brooks

NOTARY PUBLIC
My commission expires 3/28/28

SONDRA BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
GEORGE THOMAS BAUER AND MARY ELIZABETH BAUER
1608 SOUTH OBSERVATORY DRIVE
NASHVILLE, TN 37215

Send Tax Bills To: Same as above

Map and Parcel No(s).: 117-15-1-101.00