Karen Johnson
Batch # 1324607
09/22/2025 10 59 26 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250922-0075486

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Margaret Ellen Bauer
Affiant

Subscribed and sworn to before me on this 19 day of September, 2025.

Notary Public
My Commission Expires 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner as Follows	Send Tax Bills to:	Map-Parcel Numbers
Margaret Ellen Bauer, Trustee 102 Emma Neuhoff Court Nashville, TN 37205	Same as current	129 11 0A 002.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10 00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Margaret Ellen Bauer, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Margaret Ellen Bauer, Trustee of the Margaret Ellen Bauer Revocable Living Trust dated September 19, 2025, hereinafter called the Grantee(s), Grantee(s)' successors and assigns, all Grantor(s)' right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land 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 Margaret Ellen Bauer by deed from Latricia B Tidwell of record in Document # 20240829-0066610 Register's Office for Davidson County, Tennessee.

This is improved property known as 102 Emma Neuhoff Court, Nashville, TN 37205

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

Whenever 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 19 day of September, 2025

Margaret Ellen Bauer

Margaret Ellen Bauer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret Ellen Bauer , with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 19 day of September, 2025

Notary Public

NICHOLAS PERENICH, JR · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY

My Commission Expires 3/6/29

This deed was prepared from information provided by the parties. No title search or survey was completed