Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17826

WARRANTY DEED

Karen Johnson
Batch # 1343566
11/12/2025 10 20 40 AM
Fees $13 00 Taxes $925 00

Davidson County
DEEDWARR
2 pgs

20251112-0089893

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Wakius Hereford	New Owner	032-00-0-167.00
(NAME)	(NAME)	
1598 Hunters Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Joseph John Bauer, Trustee of The Bauer 1995 Revocable Trust U/A/D December 2, 1995,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wakius Hereford, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Beginning in the north right of way of Hunters Lane, being the south east corner of the property, thence N 12 degrees W 468 00 feet to the corner, thence S 45 degrees 53 minutes 30 seconds W 118 04 feet, thence S 12 degrees E 403 37 feet to the right of way of Hunters Lane, thence with the right of way of Hunters Lane N 79 degrees 4 minutes 46 seconds E to the point of the beginning, containing one acre more or less

Being the same property conveyed to Joseph Bauer, married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D C , dated May 22, 2012, of record in Instrument No 20120524-0045140, Register's Office for Davidson County, Tennessee AND Being the same property conveyed to Joseph John Bauer, Trustee of the Bauer 1995 Revocable Trust, by Quitclaim Deed from Joseph Bauer, married, dated June 7, 2012, of record in Instrument No. 20120611-0050573, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1598 Hunters Ln , Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated as of the date of this instrument; right of way of Hunters Lane and all matters shown on survey by McConnell Engineering, dated September 15, 1980.

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, his heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 7th day of November, 2025

Joseph John Bauer, Trustee of The Bauer 1995
Revocable Trust U/A/D December 2, 1995

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph John Bauer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of The Bauer 1995 Revocable Trust U/A/D December 2, 1995, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of November, 2025

Notary Public
My Commission Expires

File No 39771

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026