Karen Johnson
Batch # 1389480
03/06/2026 03:07:06 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260306-0018316

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 GEORGE T. BAUER, AFFIANT Subscribed and sworn to before me, this 27th day of February 2026. NOTARY PUBLIC My Commission Expires: 01-06-2027 JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMM. EXPIRES JANUARY 6, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GEORGE THOMAS BAUER and MARY ELIZABETH BAUER, CO-TRUSTEES 1608 South Observatory Drive Nashville, Tennessee 37215	New Owner	Map and Parcel No.: 117-15-0-102.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **George T. Bauer and spouse, Mary Elizabeth Bauer**, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto **George Thomas Bauer and Mary Elizabeth Bauer, Co-Trustees of the Bauer Joint Revocable Trust, dated August 18, 2021**, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1608 South Observatory Drive, Nashville, Tennessee 37215, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Section I Green Hills Subdivision, of record in Book 547, page 128, Register's Office for said County.

Said Lot No. 35 fronts 75 feet on the northerly margin of Observatory Drive and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to George T. Bauer and spouse, Mary Elizabeth Bauer, from Gary S. Musick and spouse, Ellen Massie Musick, by Warranty Deed recorded in the Register's Office of said county and state at Book 8712, Page 835-836.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 27th day of February 2026.

George T. Bauer, Grantor

Mary Elizabeth Bauer, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **George T. Bauer**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of February 2026.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mary Elizabeth Bauer**, the Grantor, 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.

Witness my hand and official seal at office, this 27th day of February 2026.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

