Karen Johnson Davidson County Batch# 1429726 DEEDWARR 06/09/2026 10:33:30 AM 3 pgs Fees: $18.00 Taxes: $1,942.50 20260609-0051898	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $525,000.00 Affiant Subscribed and sworn to before me, this 4 day of June, 2026. Notary Public My commission expires: 1/23/28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Graham Bauer **Emma Bauer**		**14611009100**
640 Hogan Rd	**SAME**	
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

William P Hardy and Elizabeth Leader Hardy (formerly Elizabeth Leader), husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Graham Bauer and Emma Bauer, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32, Plan of Crieve Hall Estates, Section One Revised, of record in Book 1835, Pages 122, 123, & 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to William P Hardy and Elizabeth Leader, husband and wife, by Warranty Deed from Molly Marie Poss, married, and Brent Christopher Holden, married, dated December 6, 2018, of record in Instrument No. 20181207-0119428, in the Register's Office for Davidson County, Tennessee. The said Elizabeth Leader having since married on 9/1/2018 and is now known as Elizabeth Leader Hardy.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 640 Hogan Rd, Nashville, TN 37220.

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 in 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.

William P Hardy Date: 6/4/26

Elizabeth Leader Hardy Date: 6/4/26

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, William P Hardy and Elizabeth Leader Hardy, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June 2026, _____.

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05.08.2029
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/29

Certificate of Authenticity

I, Carol M Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/4, 2026.

Carol M Holmes

Carol M Holmes

Date: 6/4/26

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4 day of June, 2026.

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON