Karen Johnson Davidson County
Batch# 1470616 DEEDWARR
09/09/2026 02:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260909-0083688

This Instrument Prepared By:
Gail B. Bauer 123230
144 Fairbanks Oak Aly, Unit 2B
Daniel Island, SC 29492

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Gail B. Bauer, Trustee	Gail B. Bauer, Trustee	Map: 181
144 Fairbanks Oak Aly, Unit 2B	144 Fairbanks Oak Aly, Unit 2B	Parcel: 14 0A 198.00
Daniel Island, SC 29492	Daniel Island, SC 29492	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Gail B. Bauer, an unmarried woman has this day bargained and sold, and does hereby transfer and convey unto the said Gail B. Bauer, Trustee of the Gail B. Bauer Living Trust dated October 9, 2025, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a Revocable Living Trust.

This is unimproved ( ) property known as 8800 Dolcetto Grove, Brentwood, Tennessee 37027
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

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 our hand this 28th day of October, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gail B. Bauer
Gail B. Bauer

ACKNOWLEDGMENT

STATE OF South Carolina)
ss
COUNTY OF Charleston) & Gina M. Pederson

Personally appeared before me, ~~Gail B. Bauer~~, a Notary Public in and for said County and State, Gail B. Bauer the within named bargainor, individual(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.

Given under my hand and official seal of office at 300 W. Coleman Blvd #100 Mt Pleasant SC 29464
this 28th day of October, A.D., 2025.

GINA M. PEDERSON NOTARY STAMP/SEAL My Commission Expires NOTARY PUBLIC 10/02/2030 SOUTH CAROLINA

NOTARY PUBLIC
Notary Commission Expires: 10/02/30

AFFIDAVIT OF VALUE

STATE OF South Carolina)
ss
COUNTY OF Charleston)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 Recordation Tax Code 67-4-409 (a)(1)(C)(vi).

Subscribed and sworn to before me this the 28th day of October, 20 25.

(Affix Seal)

Gail B. Bauer
Affiant

Notary Public

My Commission Expires: 10/02/30

GINA M. PEDERSON My Commission Expires NOTARY PUBLIC 10/02/2030 SOUTH CAROLINA

EXHIBIT "A"
LEGAL DESCRIPTION

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 106 ON THE PLAN OF THE VILLAS AT CONCORD PLACE. PHASE 4 AS SHOWN ON EXHIBIT "A-1" TO THE THIRD SUPPLEMENTAL DECLARATION TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS AT CONCORD PLACE OF RECORD IN INSTRUMENT NO. 20070130-0012170, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Gail B. Bauer by Executor's Quitclaim Deed from Helen M. Blakely (decedent) of record in Document No. 20240726-0056825, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 October 28, 2025 (date of document).

Affiant Signature

November 7, 2025
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 7th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 08-28-2027

NOTARY'S SEAL

