THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

ANN E. WAGNER, AFFIANT

Subscribed and sworn to before me, this 27 day of August, 2019.

NOTARY PUBLIC
My Commission Expires: 11-8-2022

CAMILLE FUSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Karen Johnson Davidson County
Batch# 278734 DEEDQC
09/03/2019 12:30:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190903-0088497

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
TIMOTHY W. WAGNER and ANN E. WAGNER, CO-TRUSTEES 931 Evans Road Nashville, TN 37204	New Owner	Map and Parcel No.: 132 02 0 006.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Ann E. Wagner, ("Grantor") do hereby quitclaim, transfer and convey unto Timothy W. Wagner and Ann E. Wagner, Co-Trustees of the Wagner Joint Revocable Trust, created August 16, 2019, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 931 Evans Road, Nashville, TN 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Rolling Meadows Subdivision, of record in Book 1424, page 98 and 99, Register's Office for said County.

Said Lot No. 33 fronts 190.3 feet on the south side of Evans Road and runs back 166.5 feet on the westerly line and 191.1 feet on the easterly line, to a dead line on which it measures 108.5 feet.

Being the same property conveyed to Ann E. Wagner from Timothy W. Wagner by Quitclaim Deed recorded in the Register's Office of said county and state at Book 10889, Page 473.

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 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 27 day of August, 2019.

Ann E. Wagner, 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 **Ann E. Wagner**, 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 27 day of August, 2019.

Notary Public

My Commission Expires: 11-8-2022

CAMILLE FUSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022