# QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day Of July, 2021.

Notary Public

Commission Expires _____ (Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 12, 2024

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 677888 DEEDQC
07/16/2021 09:29:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210716-0095658

**THIS INSTRUMENT WAS PREPARED BY:**
**Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| OWNER ADDRESS: | SEND TAX BILLS TO: | Parcel ID Number: |
|---|---|---|
| Robert E. Wagner<br>1324 Barnes Road<br>Antioch, TN 37013 | Same as Owner | Map 172 Parcel 133 (P/O) |

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **Edward Quinn Warner, Jr. and Scott Patrick Warner** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **Robert E. Wagner, a single man** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Sixth Civil District of Davidson County, Tennessee, being Reserved Parcel "A" on the plan of Forest Acres Estates, Section 2, of record in Book 4175, page 128, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point on the northeasterly margin of Kinhawk Drive, said point being the southwesterly corner of Lot No. 42 on the plan above mentioned and being the northwesterly terminus of said Kinhawk Drive, as appears on said recorded plan; thence with the common line between Lot No. 42 and said Reserved Parcel "A" northeastwardly 200 feet to a point; thence north 45° 46' 00" west 162.15 feet to a point on the easterly boundary of the Hailey & Hargett Property; thence south 7° 41' west 111.87 feet to a point; thence south 18° 56' west 80 feet to a point; thence south 13° 31' west 38.89 feet to the point of beginning.

Being the same property conveyed to Edward Quinn Warner and wife, Betty Sue Warner by Quitclaim Deed of record in Book 4975, Page 904, Register's Office for Davidson County, Tennessee. The said Edward Quinn Warner died on January 8, 2000, leaving the said Betty Sue Warner as the then sole owner of the property by virtue of tenancy by the entireties. The said Betty Sue Warner died testate on January 8, 2008, leaving a Last Will and Testament ("Will") that was admitted to probate in Docket No. 08P95 in the Probate Court for Davidson County, Tennessee. The Will left the property in equal shares to Edward Quinn Warner, Jr. and Scott Patrick Warner as the sole residuary beneficiaries named therein.

This is unimproved property known as 0 Kinhawk Drive, Nashville, TN 37211.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto my hand this 6 day of July, 2021.

Edward Quinn Warner, Jr, Grantor

Scott Patrick Warner, Grantor

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Edwin Quinn Warner, Jr. and Scott Patrick Warner, with whom I am personally acquainted or proved upon satisfactory evidence, who in my presence executed the foregoing instrument and upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 6 day of July, 2021.

Commission Expires: _____

ANTHONY N. CAUCCI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

NOTARY PUBLIC

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 6th day of July, 2021.

Ernest D. Bennett, III, Affiant — July 6, 2021 Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 6th day of July, 2021.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023