Karen Johnson Davidson County
Batch# 795230 DEEDQC
01/25/2022 03:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220125-0009176

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 17th day of January, 2022. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Kurt F. Wagner and Mary Mancini, as tenants by the entirety 2304 White Avenue Nashville, Tennessee 37204	SAME	105 14 0 228.00

CINDY GASKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2022

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entirety, I, **Kurt F. Wagner**, hereby remise, release and quitclaim unto

Jeffrey Mobley, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said **Jeffrey Mobley, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto **Kurt F. Wagner and wife, Mary Mancini, as tenants by the entirety**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 17th day of January, 2022.

Kurt F. Wagner

Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kurt F. Wagner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 17th day of January, 2022.

My Commission Expires: _____

CINDY DAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

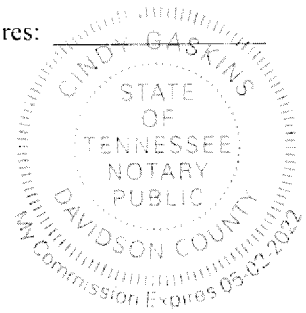
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Mobley, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 17th day of January, 2022.

My Commission Expires: _____



_____
Notary Public

EXHIBIT A

Legal Description

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 3 of Block No. 28 in Yarbrough's Subdivision of Woodland, as of record in Book 161, page 87 and 104, Register's Office for said county.

Said Lot No. 3 fronts 50 feet on the easterly side of White Avenue, and runs back between parallel lines, 167 ½ feet to an alley.

Being the same property conveyed to Kurt F. Wagner by deed from William Lewis Bryan and Robert Gerald Bryan as Executors and Sole Beneficiaries of the Estate of Clara H. Bryan, of record in Book 9849, page 718, Register's Office for Davidson County, Tennessee, and further corrected by Scrivener's Affidavit of record as Instrument No. 20050201-0011564, Register's Office for Davidson County, Tennessee.

This is improved property known as 2304 White Avenue, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 January 17, 2022.

01-17-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of January, 2022.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

