Karen Johnson Davidson County
Batch# 992798 DEEDQC
04/17/2023 11:46:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230417-0027931

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 3rd day of April, 2023.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2026

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

Address of New Owners:	Send Tax Bills To:	Tax Map and Parcel No.:
Kurt Frederick Wagner 2304 White Avenue Nashville, Tennessee 37204	-SAME-	103 16 0H 018.00 CO

TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Peter Jay Wagner and/or Kurt Frederick Wagner, Trustees of the Conrad Wagner Living Trust, established by the Revocable Trust Agreement of Conrad Wagner dated April 11, 2022,** hereinafter called the Grantors, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise

and quitclaim unto **Kurt Frederick Wagner** all of the Grantors' right, title and interest, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by 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.

WITNESS our hands this 8 day of April, 2023.

CONRAD WAGNER LIVING TRUST

By: _____
Peter Jay Wagner, Trustee

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter Jay Wagner, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2023.

My Commission Expires: 11/6/2024

_____
Notary Public

BELMIN KAJMAK
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 6, 2024

Peter Jay Wagner and wife, Tracy K. Wagner, sign below for the purpose of joining in this conveyance and releasing, remising and quitclaiming any and all right, title and interest in the subject property that each or both of them may own individually.

Peter Jay Wagner

Tracy K. Wagner

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter Jay Wagner and Tracy K. Wagner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2023.

My Commission Expires: 11-6-2024

Notary Public

BELMIN KAJMAK
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 6, 2024

CONRAD WAGNER LIVING TRUST

By: _____
Kurt Frederick Wagner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kurt Frederick Wagner, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of April, 2023.

My Commission Expires: _____

JEFFREY HOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit 34, Stanford Place, a Horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" Master Deed and as established in under Master Deed of record 10018, Page 140, in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Conrad Wagner and/or Peter Jay Wagner and/or Kurt Frederick Wagner, Trustees of the Conrad Wagner Living Trust, established by the Revocable Trust Agreement of Conrad Wagner dated April 11, 2022, by deed from Conrad Wagner, of record as Instrument No. 20220428-0048940, Register's Office for Davidson County, Tennessee.

Conrad Wagner died March 13, 2023. Upon the death of Conrad Wagner, Peter Jay Wagner and Kurt Frederick Wagner remained the current acting Trustees of the Conrad Wagner Living Trust, established by the Revocable Trust Agreement of Conrad Wagner dated April 11, 2022.

This is improved property known as 4040 Woodlawn Drive, #34, Nashville, Tennessee 37205.

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 April 8, 2023.

April 8, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of April, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

