Karen Johnson Davidson County
Batch# 996453 DEEDQC
04/26/2023 01:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230426-0030756

**THIS INSTRUMENT PREPARED BY:**

**Jeffrey Mobley, atty.**
**Howard Mobley Hayes & Gontarek, PLLC**
**2319 Crestmoor Road**
**Nashville, Tennessee 37215**
**(615) 627-4444**

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 26th day of April, 2023.

Notary Public

My Commission Expires: _____

LINDSAY HAMADA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

| Address of New Owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Kurt Frederick Wagner and wife,<br>Mary Mancini<br>2304 White Avenue<br>Nashville, Tennessee 37204 | SAME | 103 16 0H 018.00 CO |

## 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 Frederick 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 Frederick 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 26th day of April, 2023.

**Kurt Frederick 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 Frederick 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 26th day of April, 2023.

My Commission Expires: _____

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

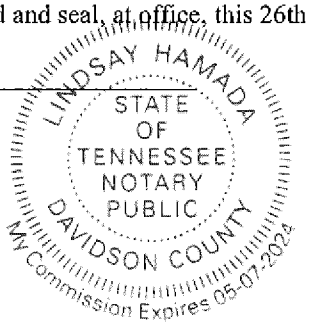
Notary Public

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 26th day of April, 2023.

My Commission Expires: _____




Lindsay Hamada
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 Kurt Frederick Wagner by deed from 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. 20230417-0027931, Register's Office for Davidson County, Tennessee.

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 26, 2023.

April 26, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 26th day of April, 2023.

Lindsay Hamada
Notary Public

My Commission Expires:

Notary's Seal (if on paper)

