This Instrument Prepared By and Returned To The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0** Affiant Sworn to and subscribed before me this 11th day of August, 2023 Notary Public My Commission Expires 02/28/2027

BILL BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-28-2027

Karen Johnson Davidson County
Batch# 1040994 DEEDQC
08/22/2023 08.44 12 AM 2 pgs
Fees $12 00 Taxes $0 00

20230822-0065304

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of August, 2023, among:

CHRIS WAGNER, A MARRIED MAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CHRIS WAGNER AND RONDA WAGNER, TRUSTEES OF THE WAGNER FAMILY TRUST DATED AUGUST 11, 2023,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises"

Land in Davidson County, Tennessee, being Lot No. 63 on the Plat of Oak Park Subdivision, Section 1, of record in Book 3600, Page 84, Register's Office for said County. Said Lot No. 63 fronts 90 feet on the Easterly side of Oak Ridge Drive and extends back 154.14 feet on the Northerly line and 147.95 feet on the Southerly line to a dead line in the rear, which is a broken line, measuring 91.20 feet thereon.

Being the same property conveyed to Chris Wagner, a married man by Warranty Deed from James H. Cook, a married man and Jermall D. Lyons, a married man, dated May 3, 2021, and recorded May 6, 2021, at Reference No. 20210506-0060648, in said Register's Office for Davidson County, Tennessee.

This is improved property is situated at 3125 Oak Ridge Drive, Nashville, TN 37207.

THIS DEED has been prepared solely upon information furnished by **Chris Wagner** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written

Chris Wagner

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Chris Wagner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 11th day of August, 2023

Notary Public
My Commission Expires 02/28/2027

BILL BUCKINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-28-2027

Owner Name & Property Address:

Chris and Ronda Wagner, Trustees
Wagner Family Trust dated August 11, 2023
3125 Oak Ridge Drive
Nashville, TN 37027

Responsible Party For Taxes:

Chris and Ronda Wagner, Trustees
Wagner Family Trust dated August 11, 2023
4015 Aspen Grove Drive, Unit 4019
Franklin, TN 37067

Tax Map and Parcel: 060-04-0-074.00