Karen Johnson Davidson County
Batch# 1057334 DEEDQC
10/04/2023 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231004-0077967

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Glen A Wanner
AFFIANT

Subscribed and sworn to before me on this day, October 4, 2023.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 09/19/2027

New Owner Address:
Wanner-Richards Family Trust
6821 Pennywell Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
115-05-0 048.00

QUITCLAIM DEED

Elizabeth A. Richards and husband, Glen Alan Wanner (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Wanner-Richards Family Trust**, dated October 4, 2023 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 4, 2023**.

Glen Alan Wanner

Elizabeth A. Richards

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Glen Alan Wanner and Elizabeth A. Richards**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 4, 2023.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

EXHIBIT A

Being Lot No. 136 on the Plan of West Meade Hills, Section V, as of record in Book 3300, Page 98, Register's Office for Davidson County, Tennessee. Said lot fronts 120 feet on the westerly side of Pennywell Drive and runs back 532.48 feet on the northerly line and 518.83 feet on the southerly line, to a dead line and measures 212.72 feet.

Being the same property conveyed to Elizabeth A. Richards and husband, Glen Alan Wanner, from O.B Hofstetter, Jr., Trustee, by deed of record in Book 9796, Page 13, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 6821 Pennywell Drive, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 October 4, 2023.

Affiant Signature

10/4/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, October 4, 2023.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027