This instrument prepared by:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

Karen Johnson Davidson County
Batch# 1087736 DEEDQC
01/02/2024 03:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240102-0000378

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF23613950

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBER
Richard Wagner and Shelby Linthicum	Richard Wagner and Shelby Linthicum	08315005400
2814 PADEN DRIVE NASHVILLE, TN 37206	2814 PADEN DRIVE NASHVILLE, TN 37206	

Executed this 13 day of December 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **GTG Rentals, LLC, a Kansas Limited Liability Company** whose mailing address is 3115 DONA SUSANNA DR, STUDIO CITY, CA 91604, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **Richard Wagner and Shelby Linthicum, as joint tenants with right of survivorship** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 82, on the Plat of Section Two, Fortland Park, of record in Plat Book 2900, Page 40, in the Register's Office for said County, described as follows:

Said Lot No. 82 fronts 85 feet on the Northerly Margin of Paden Drive and extends back 155 feet on the Easterly and Westerly lines to a line in the rear measuring 85 feet thereon.

Being the same property conveyed to GTG Rentals, LLC, a Kansas Limited Liability Company by Warranty Deed from Brent Colle and Francine Colle, husband and wife, dated July 14, 2022, recorded on July 18, 2022 as Instrument 20220718-0082179.

APN: 08315005400
Property Address: 2814 PADEN DRIVE, NASHVILLE, TN 37206
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 13 day of December, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GTG Rentals, LLC, a Kansas Limited Liability Company

By: _____

Name: Richard Wagner

Title: Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

The foregoing instrument was acknowledged before me this 13 day of December, 2023, by Richard Wagner, who is personally known to me (or satisfactorily proven) to be the Member, owner of **GTG Rentals, LLC, a Kansas Limited Liability Company** the _____ herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____

Notary Public

My Commission Expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee

COUNTY OF Davidson

Sworn to before me this 13 day of December, 2023.

Notary Public
My Commission Expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Tu Huynh, 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 12/13/2023 (date of document).

Affiant Signature

12/20/23
Date

State of California

County of Orange

Sworn to and subscribed before me this 20 day of December, 2023.

Notary's Signature

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024

NOTARY'S SEAL

MY COMMISSION EXPIRES: June 15, 2024