Karen Johnson Davidson County
Batch# 1150937 DEEDQC
06/26/2024 09:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240626-0047665

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Sworn to and subscribed before me this 18th day of June, 2024.

Notary Public
My Commission Expires: 5/21/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 18th day of June, 2024, among:

AARON J. GAUGER AND SHAY GAUGER, HUSBAND AND WIFE,

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

AND

AARON GAUGER AND SHAY GAUGER, TRUSTEES OF THE GAUGER LIVING TRUST DATED JUNE 18, 2024,

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 hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 4, on the plan of THE HAMIL TON & MARTIN TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190102-0000519, amended and restated in Instrument 20201027-0124245, as affected by Scrivener's Affidavit recorded in Instrument 20201110-0132283, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Aaron J. Gauger and Shay Gauger, husband and wife, by Special Warranty Deed from Hamilton & Martin, LLC, a Tennessee Limited Liability Company, dated December 9, 2020, and recorded December 14, 2020, in Reference No. 20201214-0146876, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 603C Hamilton Avenue, Unit 4, Nashville, TN 37203.

THIS DEED has been prepared solely upon information furnished by **Aaron J. Gauger and Shay Gauger.** 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.

AARON J. GAUGER

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Aaron J. Gauger**, 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 18th day of June, 2024.

Trent Linville, Notary Public
My Commission Expires: 5/21/25



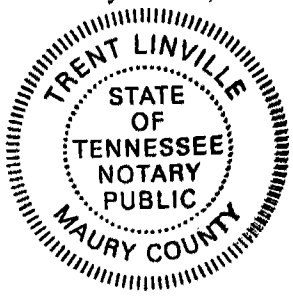
SHAY GAUGER

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Shay Gauger**, 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 18th day of June, 2024.

Trent Linville, Notary Public
My Commission Expires: 5/21/25



Owner Name & Property Address:

Aaron Gauger and Shay Gauger, Trustees
Gauger Living Trust dated June 18, 2024
603C Hamilton Avenue, Unit 4
Nashville, TN 37203

Responsible Party For Taxes:

Aaron Gauger and Shay Gauger, Trustees
Gauger Living Trust dated June 18, 2024
603C Hamilton Avenue, Unit 4
Nashville, TN 37203

Tax Map and Parcel: 105073U004.00

Certificate of Authenticity

I, Trent Linville, 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 6-18-2024.

Date

Affiant Signature

6-18-2024
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 18th day of June, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

