Karen Johnson Davidson County
Batch# 1240230 DEEDQC
02/24/2025 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250224-0013492

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner:	Send Tax Bills to:	Map & Parcel:
533A Wedgewood LLC 1104 Sigler Street Nashville, TN 37203	New owner	105113O00100CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steven Ganser, a married person**, by these presents does hereby quitclaim and convey unto, **533A Wedgewood LLC, a Tennessee limited liability company**, its successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit 533A, as established in Declaration of Covenants, Conditions and Restrictions for Five-Thirtythree Wedgewood Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20220524-0059942, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B"" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Five-Thirtythree Wedgewood Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220524-0059942, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Steven Ganser, a married person, by Warranty Deed from Viviana Gutierrez and Amena Zebari, dated March 1, 2024, recorded Instrument No. 20240305-0015312, in the Register's Office for Davidson County, Tennessee, dated March 1, 2024, and recorded on March 3, 2024.

Being also known as 533A Wedgewood Ave Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
17 day of Feb, 2025.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17 day of Feb, 2025.

Steven Ganser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Steven Ganser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of February, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 17. 2025.

Affiant Signature

21st day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028