This Instrument Prepared by
Kane & Crowell, PLLC
133 S. College St.
Lebanon, TN 37087
(615) 784-4800

From information furnished by the parties.

Karen Johnson Davidson County
Batch # 1273422 DEEDQC
05/15/2025 08 22 39 AM 2 pgs
Fees $12 00 Taxes $0 00
20250515-0038131

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Janice Dillard
Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)
Sworn to and subscribed before me
this 12th day of May, 2025.



Karen J. Green
Notary Public
My Commission Expires June 28, 2026

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:
Hans Kurt Wagner and Allison Wagner, Trustees of the H & A Wagner Trust, dated March 13, 2024, and any amendments thereto
503 Rowland Hollow Road
Liberty, TN 37095

SEND TAX BILLS TO:
SWBC Mortgage Corporation
117 Seaboard Lane, Ste F-205
Franklin, TN 37067

MAP AND PARCEL:
082 09 0X 006.00

FOR NO MONETARY CONSIDERATION, We, **Hans K. Wagner and Allison Wagner,** by these presents do hereby quitclaim and convey all our right, title, and interest unto **Hans Kurt Wagner and Allison Wagner, Trustees of the H & A Wagner Trust, dated March 13, 2024, and any amendments thereto,** in and to the following tract or parcel of land, situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit

Land in Davidson County, Tennessee, being Unit No. 6 on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No 20141002-0091003, as amended in Instrument No. 20151008-0102915 and Amended and Restated in Instrument No. 20191018-0106918, in the Register's Office of Davidson Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hans K. Wagner and Allison Wagner, husband and wife, by Warranty Deed from Chad Allen Moore, an unmarried man, dated March 14, 2024, of record in Instrument No 20240315-0018069, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1302A 7th Ave N, Nashville, TN 37208.

Witness by our hands this 12th day of May, 2025

Hans K. Wagner

Allison Wagner

STATE OF TENNESSEE)

COUNTY OF Wilson)

On the 12th day of May, 2025, personally appeared before me, **Hans K. Wagner and Allison Wagner**, with each of whom I am personally acquainted or who each proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who each acknowledged that they executed the same by their own free act and deed.

Witness by my hand and official seal

KAREN J GREEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires June 28, 2026