This Instrument Prepared by and Returned To:
Kevin D. Montgomery, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1302684 DEEDQC
07/25/2025 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250725-0059090

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Robert F. Wagner, Trustee Lynnda B. Wagner, Trustee 1304 Fort Sumter Place Brentwood, TN 37027	SAME	171-03-0-A-174.00 CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid we, **Robert Fredrick Wagner, Jr. and Lynnda Banks Wagner husband and wife,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **The Wagner Family Living Trust U/A/D July 25, 2025,** its successors and assigns the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, TN, being Lot No. 60 on the Plan of Section 6B, Fredericksburg, of record in Book 7900, page 509 and Book 9700, page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Fredrick Wagner, Jr. and Lynnda Banks Wagner husband and wife by Warranty Deed from Gregory W. Patterson, married, of record in Instrument No. 20150529-0049614 Register's Office for Davidson County, Tennessee, dated May 29, 2015. Etta Patterson, the spouse of Gregory W. Patterson, executed said deed conveying her marital interest in said property to Robert Fredrick Wagner, Jr. and Lynnda Banks Wagner.

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

This improved property is known as 1304 Fort Sumter Place, Brentwood, TN 37027.

Witness my hand this 25th day of July, 2025.

Robert Fredrick Wagner Jr.
ROBERT FREDRICK WAGNER, JR.

Lynnda Banks Wagner
LYNNDA BANKS WAGNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Fredrick Wagner, Jr. and Lynnda Banks Wagner husband and wife,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2025.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2025.

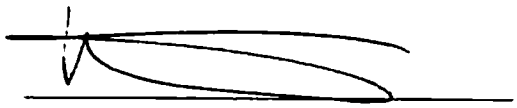
Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Certificate of Authenticity

I, Kevin Montgomery, do hereby make an 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 **7/25/2025**.



Name: **Kevin Montgomery**

Title: **Attorney**

Date **07/25/2025**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on **07/25/2025.**

Notary Public: _____

My Commission Expires: _____

