Karen Johnson
Batch # 1306095
08/05/2025 10 58 36 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20250805-0062051

QUITCLAIM DEED

MAIL RECORDED DEED TO:

LEE GORDON
PARKER COUNTS
129 WASHINGTON STREET
EASTON, MD 21601

OWNER (SEND TAX BILLS TO):

SANDRA L WANNER, TRUSTEE
97 SCOTT AVENUE
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SANDRA WANNER, an unmarried woman (herein, "Grantor"), whose address is 97 Scott Avenue, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to SANDRA L WANNER, TRUSTEE, or any successors in trust, under the SANDRA L. WANNER REVOCABLE TRUST dated October 8, 2007, amended and restated on April 8, 2025, and any amendments thereto (herein, "Grantee"), whose address is 97 Scott Avenue, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee

SEE EXHIBIT A ATTACHED HERETO.

Property street address 97 Scott Avenue, Unit 9, Nashville, TN 37206

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 083-06-0-A-009 00CO

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ
C/O U S DEEDS, P A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 3 day of July, 2025

GRANTOR:

Sandra Wanner

STATE OF Maryland
COUNTY OF Talbot

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sandra Wanner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of July, 2025.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/24/2027

SARA G. ARSCOTT NOTARY PUBLIC DORCHESTER COUNTY, MD

Sara G. Arscott
NOTARY PUBLIC
Dorchester County
State of Maryland
My Commission Expires
03/24/2027

OATH OF CONSIDERATION

STATE OF Maryland
COUNTY OF Talbot

The actual consideration for this transfer is $0.00.

Grantee:

Sandra L. Wanner Revocable Trust dated October 8, 2007, amended and restated on April 8, 2025

Sandra L. Wanner, Trustee

Subscribed and sworn to under oath before me, this 3rd day of July, 20 25 by Sandra L. Wanner, as Trustee of the Sandra L. Wanner Revocable Trust dated October 8, 2007, amended and restated on April 8, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires 08/24/2027

SARA G. ARSCOTT NOTARY PUBLIC DORCHESTER COUNTY MD

Sara G. Arscott
NOTARY PUBLIC
Dorchester County
State of Maryland
My Commission Expires
08/24/2027

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit 9, Scott Avenue Townhomes, as established under Master Deed of record in Instrument No. 20050114-0005282, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All Matters of Plat Book 332, page 38, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Home Owners Association of record in Instrument No. 20060713-0084325, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Instrument No. 20050114-0005281, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20050114-0005282 and amended in Instrument No. 20050126-0009812, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20050114-0005282, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20100831-0069079 on August 31, 2010.

PIN NO: 083-06-0-A-009.00CO

STREET ADDRESS: 97 Scott Avenue, Unit 9, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer