Karen Johnson
Batch # 1343413
11/10/2025 03 36 35 PM
Fees $17 00 Taxes $0 00

Davidson County
DEEDWARR
3 pgs

20251110-0089719

Return to and
Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 10 day of November, 2025.

Notary Public
My commission expires: 7-3-2028

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, OR ANY TAX RAMIFICATIONS FROM SUCH CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erin Wagner, Trustee 474 Elysian Fields Rd Nashville, TN 37211	New Owner	092 16 0J 104.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Charlotte A. Wagner, Trustee of The Charlotte A. Wagner Revocable Trust dated December 23, 2008,** hereinafter the Grantor, by these presents, do hereby quitclaim and convey to **Erin Wagner, Trustee of The Erin Wagner Revocable Trust dated September 1, 2021, or her successor trustees in interests as they may appear, and any amendments and/or restatements thereto,** hereinafter Grantee, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

Being the same property conveyed to Charlotte A. Wagner, Trustee of The Charlotte A. Wagner Revocable Trust dated December 23, 2008, by Deed from Per Kristian Ottestad and wife, Edith K. Ottestad, dated October 31, 2024, recorded October 31, 2024, in Instrument No. 20241031-0084642, Office of the Register of Deeds of Davidson County, Tennessee.

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

This is improved property known as 907 18th Avenue South, Unit 104, Nashville, TN 37212.

Witness my hand this 31 day of Oct, 2025.

The Charlotte A. Wagner Revocable Trust
Dated December 23, 2008

By: _____, Trustee
Charlotte A. Wagner, Trustee

STATE OF FLORIDA
COUNTY OF Indian River

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Charlotte A. Wagner**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the duly appointed Trustee of **The Charlotte A. Wagner Revocable Trust dated December 23, 2008**, and that she executed the within instrument in her capacity as Trustee and on behalf of said Trust, and that she is authorized to do so for the purposes therein contained.

Witness my hand and official seal at Vero Beach, Florida, this 31st day of Oct, 2025.

Prashant Patel

Notary Public PRASHANT PATEL

My commission expires: 2/15/2028
(Affix Seal)

PRASHANT PATEL
Notary Public - State of Florida
Commission # HH 493237
My Comm Expires Feb 15, 2028
Bonded through National Notary Assn

EXHIBIT "A"

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Parcel – 092 16 0J 104.00

A certain condominium located in Davidson County, Tennessee, being Unit No. 104 of SOUTH SQUARE·CONDOMINIUM, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing South Square Condominium of record in Instrument Number 20070710- 0082274, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.