Karen Johnson Davidson County
Batch# 1402458 DEEDQC
04/07/2026 09:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260407-0027691

File No: 2005264489
Grantor's Loan No. _____

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Steven Ganser, 1104 Sigler St, Nashville, TN 37203

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 105 11 3O 001.00

QUITCLAIM DEED

533A Wedgewood LLC, a Tennessee limited liability company, ("Grantor"), of 1104 Sigler St, Nashville, TN 37203, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Steven Ganser,** ("Grantee"), whose tax mailing address is 1104 Sigler St, Nashville, TN 37203, with quitclaim covenants, all its right, title, and interest in the following described real estate in the County of Davidson, State of 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 FIVETHIRTYTHREE 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. COMMONLY KNOWN AS: 533A WEDGEWOOD AVE NASHVILLE, TN 37203

Parcel No 105 11 3O 001.00

Property Address is: 533A Wedgewood Ave, Nashville, TN 37203

BEING THE SAME PROPERTY CONVEYED TO 533A WEDGEWOOD LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM STEVEN GANSER, A MARRIED PERSON, DATED 02/17/2025, RECORDED 02/24/2025, DEED INSTRUMENT NO. 20250224-0013492, COUNTY OF DAVIDSON, STATE OF TENNESSEE

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 3/20, 2026:

533A Wedgewood LLC, a Tennessee limited liability company

By: _____
Name: Steven Ganser
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Steven Ganser** as Member on behalf of **533A Wedgewood LLC, a Tennessee limited liability company**, personally known to me or has produced DL. as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of March, 2026.

_____
Notary Public

My Commission Expires: 9/19/28

GREG D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me on this the 20th day of March, 20 26.

Notary Public

My Commission Expires: 9/19/28

SEAL

GREG D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 03/20/2026 (date of document).

Nat W. Bk
Affiant Signature

03/26/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 26th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2029
Commission Number 1411282