176-05A-05A ***This instrument was prepared from information supplied by the parties without counsel or advice of legal consequences or tax related matters. No title examination or settlement has been performed and Logos Realty Closing Services, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.***

Davidson County DEEDQC
Recvd: 07/31/15 08:38 2 pgs
Fees:12.00 Taxes:0.00
**20150731-0075475**

# QUITCLAIM DEED

| | | |
|---|---|---|
| THIS INSTRUMENT PREPARED BY:<br><br>Logos Realty Closing Services, Inc.<br>215 2nd Ave North, Suite 200<br>Nashville, TN 37201 | JENNIFER CHANDLER COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. | STATE OF TENNESSEE }<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is $ -0-.<br>Jessica Cole<br>Affiant<br>Subscribed and sworn to before me, this the 27th day of July, 2015<br>Jennifer Chandler Cole<br>Notary Public<br>My commission expires: |

| Address New Owner: | Send Tax Bill To: | Map-Parcel Numbers |
|---|---|---|
| Jerome Manning | First National Bank | 176-05A-05A |
| 6240 Rocky Top Drive<br>Antioch, TN 37013 | 1760 Old Meadow Rd,<br>3rd Floor<br>McLean, VA 22102 | |

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration, **Angela Ligon-Manning, married** hereinafter called "Grantor", does hereby transfer and convey unto **Jerome Manning, married hereinafter called** "Grantee", its successors and assigns, all of her right, title, and interest in and to the following described property in Davidson County, Tennessee:

Being Lot 251 on the Plan of Hickory Woods Estates, Section C. of record in Plat Book 6900, page 886, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy A. Hendricks and wife, Anna K. Hendricks on 08-28-02. By Deed filed for record on 09-11-02 in Instrument No. 20020911-0110834, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerome Manning by deed Timothy A. Hendricks and wife, Anna K. Hendricks, on 11-26-2003, filed for record on 12-08-03 in Instrument No. 20031203-01740668, said Register's Office.

This is improved property known as: **6240 Rocky Top Drive, Antioch, TN 37013**

Executed by my hand this 27 Day of July 2015.

Angela Ligon-Manning

ccce
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Angela Ligon-Manning**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein.

Witness my hand and Official Seal this 27 Day of July 2015.

Notary Public

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**Please return to**
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE