BILL GARRETT, Davidson County
Trans:T20150071873 DEEDQC
Recvd: 08/25/15 10:36 2 pgs
Fees:12.00 Taxes:0.00
20150825-0085735

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Matt Manzano and Kristina Manzano
1033 Stone Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Map and Parcel No.
Map 080 02 0A
Parcel 024.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Matt Manzano**, married, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Matt Manzano and wife, Kristina Manzano**, ("Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee being Lot No. 78 on the Plan of The Ridge at Stone Creek, Section 1, as of record in Instrument # 20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to **Matt Manzano**, an unmarried man, by Warranty Deed from **Darlene L. Fleser and Paul S. Fleser, wife and husband**, dated April 12, 2012, of record in Instrument No. 20120416-0032167, Register's Office for Davidson County, Tennessee. **Matt Manzano** has since married. The purpose of this Quitclaim Deed is to establish a Tenancy by the Entirety between **Matt Manzano and wife, Kristina Manzano**.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters show on the Plan of record in Instrument 200310270157621, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10324, Page 365, amended in Instrument 200107190076875 and Instrument 200207220087705, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United

States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws appended to restrictions in Book 10324, page 405, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property known as **1033 Stone Ridge Drive, Nashville, TN 37211**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 14th day of August, 2015.

Matt Manzano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Matt Manzano**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2015.

Notary Public

My Commission Expires: Sep. 11 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 14th day of August, 2015.

Notary Public

My Commission Expires: Sep. 11. 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY