This instrument was prepared by:
MTR Family Law, PLLC
205 23rd Avenue North
Nashville, TN 37203-1501

BILL GARRETT, Davidson County
Trans:T20160104648 DEEDQC
Recvd: 11/29/16 09:17 2 pgs
Fees:12.00 Taxes:0.00
20161129-0124878

# QUITCLAIM DEED

FROM: Roderick Manuel, Sr.

TO: Tina Manuel

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO.: |
|---|---|---|
| 2913 Rich Acres | 2913 Rich Acres | Map 60-07-0 |
| Nashville, TN 37207 | Nashville, TN 37207 | Parcel 097.00 |

**AFFIDAVIT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Tina Nicole Manuel v. Roderick Lydell Manuel, Sr.*, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 15D-1504, and that there was no consideration given for the transfer.

PATRICIA PEDROSA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

Tina Nicole Manuel, Grantee

Sworn to and subscribed before me, this the 17 day of November, 2016.

Patricia Pedrosa
NOTARY PUBLIC

My Commission Expires MAR. 7, 2017

My Commission Expires: 3-07-2017

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the *Tina Nicole Manuel v. Roderick Lydell Manuel, Sr.*, Fourth Circuit Court for Davidson County, Tennessee, Roderick Lydell Manuel, Sr. has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Tina Nicole Manuel, her heirs, successors and assigns, all of Roderick Lydell Manuel, Sr.'s right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 39, on the Plan of Section 3, Hillhurst Acres, as shown of record in Plat Book 2331, Page 86, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Roderick Manuel and wife Tina N. Manuel by Quitclaim Deed from Tina N. Manuel of record in Instrument No. 20030728-0105113, Register's Office for Davidson County, Tennessee.

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205 23rd Avenue North
Nashville, TN 37203-1501

The physical address of this property is 2913 Rich Acres, Nashville, TN 37207.

Roderick Manuel is also known as Roderick Manuel, Sr.

WITNESS my hand, this 17th day of November, 2016.

Roderick Lydell Manuel, Sr., Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Roderick Lydell Manuel, Sr a Notary Public in and for Davidson County, Tennessee, the within named Roderick Lydell Manuel, Sr., the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Roderick Lydell Manuel, Sr., executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 107 White Bridge, Tennessee, on this the 17 day of November, 2016.

Notary Public

My Commission Expires: 3-07-2017

**Disclaimer**

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.

PATRICIA PEDROSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017