3:38

Karen Y Johnson Davidson County
Batch# 155166 DEEDQC
10/30/2018 02:29:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181030-0107433

SHERRY B. HATCHETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Nancy H Manis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF AUGUST, 2018.

Sherry B Hatchett
Notary Public

MY COMMISSION EXPIRES: 3/30/2020

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT BENEFIT OF A TITLE SEARCH BY
LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard and Manis Enterprises, LLC	NEW OWNER	93-62 71
(NAME) 175 Bayshore Drive	(NAME)	
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

NANCY MANIS AND MANIS PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HOWARD & MANIS ENTERPRISES, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO-WIT:

Beginning on the East side of Second Avenue, North, at the corner of a lot now or formerly owned by Nashville, Sash and Door Company, said point being in the sidewalk 9 feet from the outside edge of the curbing; thence eastwardly through the South wall of said house and 9 inches North of the South side of said South wall 210 feet to Front Street, or First Avenue, North; thence northwardly with Front Street, 59 feet 3 inches, more or less, to the center of the South partition wall of Storehouse No. 158, now, or formerly, owned by Mead Corporation; thence westwardly through the center wall 210 feet; more or less, to a point in said sidewalk 9 feet from the curbing edge; thence southwardly along said Market Street, or Second Avenue North, 59 feet 3 inches more or less, to the point of beginning.

Being the same property conveyed to Nancy Manis and Manis Partnership, Forty Nine percent (49%) undivided interest by Quitclaim Deed and from Mary P. Howard, Forty Nine percent (49%) undivided interest, recorded on November 3, 2006, of record in Instrument No. 20061103-0137008 and further conveyed by Quitclaim Deed to Confirm Transaction of record in Instrument No. 20080124-0007710, Register's Office for Davidson County, Tennessee. The purpose of this conveyance is to vest 100% of the ownership in Howard and Manis Enterprises, LLC

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

Ret - Sherry Hatchett

unimproved ☐
This is improved ☒ property, known as 154-158 Second Avenue North, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 31st day of August, 2018.

Nancy Mannis and Partner
Nancy Mannis, as an Individual and Partner

Charles E. Manis
Charles E. Manis, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Charles E. Manis and Nancy Mannis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument by herself/himself as their own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2018.

Commission expires: 3/30/2020

SHERRY B. HATCHETT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sherry B. Hatchett
Notary Public