QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 161939 DEEDQC
11/16/2018 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181116-0113143

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 day of Nov, 2015.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances J. Manis	SAME AS NEW OWNER	86-14-3.00
(NAME) 3341 Lakeside Place Units A & B	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frances J. Manis, an undivided interest for life with right of survivorship, with a remainder interest to Randall C. Manis, Frances Liana Manis and Mickey Dean Manis**, hereinafter called the Grantor(s), has quitclaimed unto **Frances J. Manis, an unmarried woman** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

PARCEL 1:
A CERTAIN Condominium Unit in Davidson County, Tennessee, being Unit A of 3341 Lakeside Place Residential Condominium, as set forth in the Master Deed of record in Instrument No. 20020813-0098118, Register's Office for said County.

PARCEL 2:
A CERTAIN Condominium Unit in Davidson County, Tennessee, being Unit B of 3341 Lakeside Place Residential Condominium, as set forth in the Master Deed of record in Instrument No. 20020813-0098118, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clyde D. Manis and wife, Frances J. Manis, an undivided interest for life with right of survivorship, with a remainder interest to Randall C. Manis, Frances Liana Manis and Mickey Dean Manis by deed from Clyde D. Manis and Frances J. Manis, husband and wife of record in Instrument No. 20020815-0099089, Register's Office of Davidson County, Tennessee. The said Clyde D. Manis having since deceased on or about March 6, 2018.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is _X_ improved __ unimproved property known as 3341 Lakeside Place, Units A & B, Hermitage, TN 37076.

Witness my hand this 2 day of Nov, 2018.

Frances J. Manis

Frances J. Manis

Randall C. Manis

Randall C. Manis

Frances Liana Manis

Frances Liana Manis

Mickey Dean Manis

Mickey Dean Manis

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frances J. Manis, Randall C. Manis, Frances Liana Manis and Mickey Dean Manis**, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this the 2 day of Nov, 2018.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2079

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY