Karen Y Johnson Davidson County
Batch# 168609 DEEDQC
11/29/2018 03:06:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181129-0116574

QUITCLAIM DEED

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF NOVEMBER, 2018.

Notary Public

COMMISSION EXPIRES: 2-27-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 545 N. Mt. Juliet Rd, Suite 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S):
Jerome Manning, and wife Angela Ligon Manning	Jerome Manning, and wife Angela Ligon Manning	072 15 0 122.00
(Name) 1627 Rebecca Street Nashville, TN 37216	1627 Rebecca Street Nashville, TN 37216	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Carolyn Manning, unmarried, hereinafter referred to as Grantor(s), hereby quitclaim to Jerome Manning, and wife Angela Ligon Manning their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No.1 on the Plan of the Resubdivision of Lots 19, 20 and part of Lot No. 21, on the Map of W. F. Moore's Subdivision of Lots 11 and 14 of the Brownsville Plan, as of record in Book 4470, page 61 Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Rebecca street, said point being the common corners of Lots Nos. 1 and 2; thence with the line between said two lots, eastwardly 139 feet to a point; thence northwardly 39.88 feet to a curve; thence around said curve, which has a radius of 20 feet, northwestwardly 31.42 feet to the southerly margin of Moore Street; thence with the southerly margin of Moore Street; westwardly 84.41 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, southwestwardly 34.32 feet to the easterly margin of Rebecca street; thence with the easterly margin of the said Rebecca Street, southwardly 40.68 feet to the point of the beginning.

Being the same property conveyed to Jake L. Williams and wife, Rebecca Williams by Warranty Deed from A & R Construction Company, a partnership dated May 4, 1973 and recorded May 8, 1973 in Book 4705, Page 423, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerome Manning by Quitclaim Deed from Rebecca Williams, unmarried dated March 7, 2016 and recorded March 11, 2016 in Instrument No. 20160311-0023298,

in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn Manning by Quitclaim Deed from Jerome Manning dated July 12, 2016 and recorded July 14, 2016 in Instrument No. 20160714-0072057, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn Manning and Jerome Manning, as tenants in common with rights of survivorship by Quitclaim Deed from Carolyn Manning, unmarried dated May 11, 2018 and recorded May 11, 2018 in Instrument No. 20180511-0045334, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Carolyn Manning, unmarried has hereunto set his/her/their signature, on this, the 27th day of November, 2018.

Carolyn Manning
Grantor, Carolyn Manning

STATE OF Tennessee

County OF Davidson

I, the undersigned, a Notary Public for the County of Robertson and State of Tennessee, do hereby certify that Carolyn Manning personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05/06/2019