QUITCLAIM DEED

B-FSB-18-3318B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AMY JOHNSON MANZANARES FAMILY TRUST (NAME)	**New Owner** (NAME)	**092-09-4W-002.00-CO**
653 Chiswell Ct. (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY JOHNSON MANZANARES, TRUSTEE OF THE DIANNE B. JOHNSON REVOCABLE TRUST, CREATED FEBRUARY 15, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY JOHNSON MANZANARES, TRUSTEE OF THE AMY JOHNSON MANZANARES FAMILY TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, as depicted in that certain Declaration of Covenants, Conditions and Restrictions for 3318 Felicia Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170127-0008888 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Dianne Johnson, unmarried by Warranty deed from David Binkley of record in Instrument No. 20161013-0108268 Register's Office for Davidson County, Tennessee, dated October 10, 2016 and recorded on October 13, 2016.

Being a portion of the same property conveyed to Dianne B. Johnson, Trustee of the Dianne B. Johnson Revocable Trust, created February 15, 2017 by Quitclaim deed from Dianne B. Johnson of record in Instrument No. 20180409-0032946 Register's Office for Davidson County, Tennessee, dated April 03, 2018 and recorded on April 09, 2018 Scrivener's Affidavit Recorded on September 04, 2018 Recorded in Instrument No. 20180904-0086943.

The said Dianne B. Johnson having since died April 22, 2016, pursuant to the terms of the Dianne B. Johnson Revocable Trust, created February 15, 2017, her daughter, Amy Johnson Manzanares became sole Trustee of said Dianne B. Johnson Revocable Trust, created February 15, 2017. Further upon the death of the said Dianne B. Johnson and pursuant to the terms of the Dianne B. Johnson Revocable Trust, created February 15, 2017, said property passed to Amy Johnson Manzanares as Trustee of the Amy Johnson Manzanares Family Trust.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170130-0009469, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **3318 B Felicia St., Nashville, Tennessee 37209**.
Witness my/our hand(s) this the 26 DAY OF DECEMBER 2018.

Karen Y Johnson Davidson County
Batch# 183378 **DEEDQC**
01/14/2019 10:41:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190114-0003525

Dianne B. Johnson, Trustee of the Dianne B. Johnson Revocable Trust, created February 15, 2017

BY: amy j manzanares trustee
Amy Johnson Manzanares
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY JOHNSON MANZANARES, TRUSTEE of DIANNE B. JOHNSON, TRUSTEE OF THE DIANNE B. JOHNSON REVOCABLE TRUST, CREATED FEBRUARY 15, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26 day of December, 2018.

12-26

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212