Karen Johnson Davidson County
Batch# 185262 DEEDQC
01/17/2019 03:11:03 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190117-0005155

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Chad Brothers Lara Brothers 4422 Pecan Valley Road Nashville, TN 37218	New Owner	056-00-0-058

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Dennis Mangan and wife, Delphine Mangan,** by these presents do hereby quitclaim and convey unto **Chad Brothers and wife, Lara Brothers**, their heirs, successors and assigns, their right, title and interest in and to the following described tract of land:

Beginning at an iron pin in the southerly margin of Pecan Valley Road, said pin being South 43 degrees 07 minutes 28 seconds West 534.22 feet from the northwest corner of the property conveyed to J. Frank Baker and wife, deed of record in Book 3835, page 267 of the Register's Office for Davidson County Tennessee; Thence South 14 degrees 59 minutes 42 seconds East 975.18 feet to an iron pin; Thence South 48 degrees 31 minutes 00 seconds West, 150.0 feet to an iron pin; Thence, South 63 degrees 39 minutes 26 seconds West, 76.63 feet to an iron pin; Thence North 19 degrees 03 minutes 07 seconds West, 866.89 feet to an iron pin in the southerly margin of Pecan Valley Road; Thence with the southerly margin of Pecan Valley Road, North 38 degrees 26 minutes 08 seconds East, 250.00 feet to an iron pin; Thence North 43 degrees 07 minutes 28 seconds East, 82.36 feet to the point of beginning, containing 5.22 acres more or less.

Being the same property conveyed to Dennis Mangan and wife, Delphine Mangan by Warranty Deed from John Robert Pfeiffer, an unmarried person of record of Instrument No. 20150423-0036527, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 4410 Pecan Valley Road, Nashville, TN 37218.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00. Delphine Mangan

Subscribed and sworn to before me this the 4 day of January, 2019. Delphine Mangan
Affiant

My commission expires: See attached.
(Affix Seal) Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4 day of January, 2019.

Dennis Mangan
Dennis Mangan

Delphine Mangan
Delphine Mangan

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Dennis Mangan and Delphine Mangan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this _____ day of _____, 2019.

_____
Notary Public

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Sonoma)

On January 4, 2019 before me, Barbara Johnston, notary public, personally appeared Dennis Mangan and Delphine Mangan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Barbara Johnston NOTARY PUBLIC, State of California

BARBARA JOHNSTON
Notary Public - California
Sonoma County
Commission # 2184238
My Comm. Expires Mar 21, 2021