Karen Johnson Davidson County
Batch# 267634 DEEDQC
08/07/2019 10:02:30 AM 7 pgs
Fees: $38.00 Taxes: $156.88
20190807-0078369

Commitment Number: 25137651
Seller's Loan Number: 2009299193

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Randall Mankin and **Sue Ann Mankin**, 10232 E Clinton St, Scottsdale, AZ 85260

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
160 03 0 113.00

QUITCLAIM DEED

Randall Mankin and **Sue Ann Mankin**, husband and wife, whose mailing address is **10232 E Clinton St, Scottsdale, AZ 85260**, and **Clyde Downs** and **Erin Downs**, husband and wife, whose mailing address is **2041 Edgemont Ave., Bristol, TN 37620**, hereinafter grantors, for $42,400.00 (Forty Two Thousand Four Hundred Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Randall Mankin** and **Sue Ann Mankin**, husband and wife, hereinafter grantees, whose tax mailing address is **10232 E Clinton St, Scottsdale, AZ 85260**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 205 on the plan of Haileywood Estates, Section 8-F, of record in Book 3842, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description thereof.

Being the same parcel conveyed to Randall Mankin and Sue Ann Mankin, and Clyde Downs and Erin Downs from Ryan D. Gleason and Heather P. Gleason, by virtue of a deed dated 04/28/2016, recorded 05/02/2016, as instrument no. 20160502-0042757 county of Davidson, state of Tennessee.

Assessor's Parcel No: 160 03 0 113.00

Property Address is: 5325 Overton Road, Nashville, TN 37220

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20160502-0042757 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 160 03 0 113.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on MAY 31, 2019:

Randall Mankin

Randall Mankin

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 31, 2019 by **Randall Mankin** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gloria M. Jackson
Notary Public

Exp: 3.8.2024

Sue Ann Mankin

Sue Ann Mankin

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 31, 2019 by **Sue Ann Mankin** who is personally known to me or has produced driving license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Exp: 3-8-2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Clyde Downs

Clyde Downs

STATE OF Tennessee
COUNTY OF Sullivan

The foregoing instrument was acknowledged before me on May 2, 2019 by **Clyde Downs** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

C. Lynn Agee
Notary Public

C. LYNN AGEE STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

My Commission Expires
Feb. 24, 2020

Erin Downs

Erin Downs

STATE OF Tennessee
COUNTY OF Sullivan

The foregoing instrument was acknowledged before me on May 2, 2019 by **Erin Downs** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

C Lynn Agee
Notary Public

C. LYNN AGEE
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

My Commission Expires
Feb. 24, 2020

State of Tennessee
County of Sullivan

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 42,400.00.

Subscribed and sworn to before me

This 2 day of May, 2019.

Erin Downs
Affiant

Erin Downs
Print Name

(Seal)

C. Lynn Agee
Notary Public

My commission expires:

February 24, 2020

C. Lynn Agee
Print Name

C. LYNN AGEE
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

My Commission Expires
Feb. 24, 2020

State of Tenn.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 42,400.00.

Subscribed and sworn to before me

This 31 day of May, 2019.

Randall Mankin
Affiant

RANDALL MANKIN
Print Name

(Seal) GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gloria M. Jackson
Notary Public

My commission expires:

3-8-2024

Gloria M. Jackson
Print Name