Karen Johnson Davidson County
Batch# 317503 DEEDQC
11/19/2019 02:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191119-0119481

TRUSTEE'S QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: **Bryan Howard** **Howard & Mobley, PLLC** **2319 Crestmoor Rd.** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is NONE. Bryan Howard Affiant Subscribed and sworn to before me, this 19th day of November 2019. Notary Public My Commission Expires: 3/08/2021

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers:
Roy R. Manning, III, Trustee 108 Iroquois Court Nashville, Tennessee 37205	SAME	118-03-076.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of transferring the Grantor's entire interest in the subject real property to an irrevocable trust, Roy R. Manning, III, Trustee of the Roy R. Manning, Jr. Preservation Trust dated October 30, 2009, hereby remises, releases and quitclaims unto Roy R. Manning, III, Trustee of the Family Trust under the Roy R. Manning, Jr. Preservation Trust Agreement dated October 30, 2009, his successors and assigns, the Grantor's entire interest in the tract or parcel of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference. A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 18th day of November, 2019.

Roy R. Manning, III, Trustee of the
Roy R. Manning, Jr. Preservation Trust
dated October 30, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy Manning, III, Trustee, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, this 18th day of November, 2019.

Stacy Hostetler
Notary Public

My Commission Expires: 7-9-22

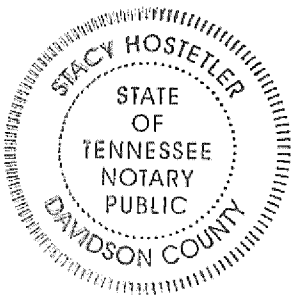


EXHIBIT A

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 21 on the Plan of Bransford Industrial Park, of record in Plat Book 4460 at page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Roy R. Manning, III, Trustee of the Roy R. Manning, Jr. Preservation Trust dated October 30, 2009, by Quitclaim Deed of record as Instrument Number 20091105-0102170, Register's office for Davidson County. Tennessee.

This is improved property known as 509 Ligon Drive, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, 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.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

