Karen Johnson Davidson County
Batch# 317510 DEEDQC
11/19/2019 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191119-0119490

# TRUSTEE'S QUITCLAIM DEED

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Bryan Howard**<br>**Howard & Mobley, PLLC**<br>**2319 Crestmoor Rd.**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4444** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration for this transfer is NONE.<br>Affiant<br>Subscribed and sworn to before me, this 18th day of November 2019.<br>Notary Public<br>My Commission Expires: 3/08/2021 |

TIFFANY H LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address of new owners: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Roy R. Manning, III, Trustee<br>108 Iroquois Court<br>Nashville, Tennessee 37205 | SAME | 116-14-8 |

**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 fifty percent (50%) undivided 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 R. Manning, III, Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-9-22

STACY HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## 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. 10 on the Map of Bransford Realty Company and Johnson Bransford's subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision, Belle Meade, as of record in Book 421, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 137 feet on the southerly side of Bellevue Drive North and runs back 291½ feet on the westerly line and 316 feet on the easterly line, to a dead line measuring 130 feet thereon.

Being 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 from Roy Manning, Jr., of record as Instrument Number 20091105-0102178, Register's office for Davidson County, Tennessee.

This is improved property known as 11 Carriage Hill, Nashville, Tennessee 37205.

## 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)

