Karen Johnson Davidson County
Batch# 326566 DEEDQC
12/09/2019 08:46:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191209-0126500

This Instrument Prepared By & Return To:
Tim W. Smith, Attorney at Law
P.O. Box 333012
Murfreesboro, Tennessee 37133

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that PHILIP CHARLES MANZ of the County of Davidson and State of Tennessee, pursuant to a Marital Dissolution Agreement, for and in consideration of the sum of Ten Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto PAMELA PHELPS TALLEY all his right, title and interest in and to the following described real estate, situated and being in County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, Being Lot 2, Hope Gardens, as shown on Plat of Record in Instrument No. 20051117-0139028, in the Register's Office, Davidson County, Tennessee, to which Plat Reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Samuel S. David and Wife, Bryn A. Manion, by deed from Charles K. Watts, unmarried, of record in Instrument No. 20100906-0071513, Register's Office for Davidson County, Tennessee.

This property is improved property known as 905 Phillips Street, Nashville, TN 37208.

IN TESTIMONY WHEREOF I have hereunto set my hand this 1 day of August, 2019.

Phil Manz

STATE OF Minnesota
COUNTY OF Dakota

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared PHILIP CHARLES MANZ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 1 day of August, 2019.

Notary Public

JOSEPH SARAFOLEAN
Notary Public
Minnesota
My Commission Expires
Jan 31, 2023

My Commission Expires: January 31, 2023

Property Owner: PAMELA PHELPS TALLEY
Property Known As: 905 Phillips Street, Nashville, TN 37208
Parcel No.
Mail Tax Notice To: Pamela Phelps Talley, 905 Phillips Street, Nashville, TN 37208

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY. TRANSFER MADE PURSUANT TO MARITAL DISSOLUTION AGREEMENT. THIS TRANSFER CONSTITUTES A NON-TAXABLE EXCHANGE PURSUANT TO TENNESSEE CODE ANNOTATED 67-4-409(3)(E).

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 $-10- and is made pursuant to a Marital Dissolution Agreement.

Phil Talley
Affiant

Subscribed and sworn to before me this 1 day of August, 2019.

Notary Public

My Commission Expires: January 31, 2023

JOSEPH SARAFOLEAN
Notary Public
Minnesota
My Commission Expires
Jan 31, 2023