Karen Johnson Davidson County
Batch# 332519 DEEDWARR
12/19/2019 02:40:12 PM 5 pgs
Fees: $28.00 Taxes: $1,091.50
20191219-0131184

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/19/2022
(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kevin Schuck and Sadie Schuck	Churchill Mortgage	119 05 0 178.00
(NAME)	(NAME)	
309 Elberta St.	761 Old Hickory Blvd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE,**Jacqueline Manning as Personal Representative for The Estate of Naomi Manning and Jacqueline Manning, David L. Manning, Clifford A. Manning, Sherrill L. Manning, Tamika D. Manning, Mark Christopher Manning, Brandon Crisp, Calvin McMillan and Derrick Manning Heirs-at-Law of Naomi Manning** , hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Kevin Schuck and Sadie Schuck, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 5 and the westerly 23.1 feet of the Lot No. 6 on the map of re-subdivision of part of Block No. 27 and other Blocks in Cumberland Nurseries as of record in Book 161, page 139, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Said Lot No. 5 and the westerly part of Lot No.6 front together 65.1 feet on the southerly side of Elberta Street and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Naomi Manning and husband Clarence Manning Jr. by Warranty Deed from Damian Kozak also known as Damian N. Kozak, unmarried, dated July 5, 2002 and recorded on July 22, 2002, of record in Instrument No. 20020722-0087619, Register's office for Davidson County, Tennessee. By Corrective Quitclaim Deed dated February 22, 2005, recorded March 4, 2005, of record in Instrument No. 20050304-0023994, said Register's Office, subject property was conveyed to Naomi Manning and husband Clarence Manning Sr. and Jacqueline Manning, unmarried. The said Clarence Manning, Sr., has since died. The said Jacqueline Manning unmarried, conveyed her interest in subject property to Naomi Manning, a widow, by Quitclaim Deed dated July 13, 2015, recorded July 13, 2015, of record in Instrument No. 20150713-0068010, said Register's Office. The said Naomi Manning has since died. Letters of Administration were issued to Jacqueline Manning in Docket No. 19P1557 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. By Affidavits of Heirship recorded prior hereto of record in Instruments Numbered 20191211-0127761, 20191211-0127762, 20191211-0127763, 20191211-0127764, 20191211-0127765, and 20191211-0127766 Jacqueline Manning, David L. Manning, Clifford A. Manning, Sherrill L. Manning, Tamika D. Manning, Mark Christopher Manning, Brandon Crisp, Calvin McMillan, and Derrick Manning were established as the heirs at law of Naomi Manning.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 309 Elberta St., Nashville, TN 37210

File Number: MFR-1911984SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18 day of December, 2019

Heirs-at-Law for the Estate of Naomi Manning

BY: Jacqueline Manning
Jacqueline Manning
Personal Representative

Jacqueline Manning
Jacqueline Manning

David L. Manning by Jacqueline Manning attorney in fact
David L. Manning
by Jaqueline Manning, Attorney-in-Fact

Clifford A Manning by Jacqueline Manning attorney in fact
Clifford A. Manning
by Jaqueline Manning, Attorney-in-Fact

Sherrill L Manning by Jacqueline Manning attorney by fact
Sherrill L. Manning
by Jaqueline Manning, Attorney-in-Fact

Tamika D Manning by Jacqueline Manning attorney by fact
Tamika D. Manning
by Jaqueline Manning, Attorney-in-Fact

Mark christopher Manning by Jacqueline Manning attorney by fact
Mark Christopher Manning
by Jaqueline Manning, Attorney-in-Fact

Brandon Crisp by Jacqueline Manning attorney by fact
Brandon Crisp
by Jaqueline Manning, Attorney-in-Fact

Calvin McMillian by Jacqueline Manning attorney by fact
Calvin McMillan
by Jaqueline Manning, Attorney-in-Fact

Derrick Manning by Jacqueline Manning attorney by fact
Derrick Manning
by Jaqueline Manning, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Jacqueline Manning** whom I am personally acquainted and upon her oath acknowledged herself to be the **Personal Representative for The Estate of Naomi Manning** and that she executed the foregoing instrument for the purpose therein contained by signing on behalf of **The Estate of Naomi Manning.**

Witness my hand and official seal at Murfreesboro, Tennessee, this 18 day of December, 2019.

Arbunes Collins
Notary Public at Large

Commission Expires: 1/4/21

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: MFR-1911984SSO

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacqueline Manning** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 18 day of December, 2019.

Arbunes Collins
Notary Public at Large

Commission Expires: 1-4-21

ARBUNES COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary, personally appeared **Jaqueline Manning**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **David L. Manning**, and who acknowledge that she executed the same as the free act and deed of the said **David L. Manning**, by virtue of a Power of Attorney, duly executed and appearing of record in **Instrument # 20191211-0127937**, said Register's Office.

Witness my hand and official seal at Murfreesboro, Tennessee, this 18 day of December, 2019.

Arbunes Collins
Notary Public at Large

Commission Expires: 1-4-21

ARBUNES COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary, personally appeared **Jaqueline Manning**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Clifford A. Manning**, and who acknowledge that she executed the same as the free act and deed of the said **Clifford A. Manning**, by virtue of a Power of Attorney, duly executed and appearing of record in **Instrument # 20191211-0127938**, said Register's Office.

Witness my hand and official seal at Murfreesboro, Tennessee, this 18 day of December, 2019.

Arbunes Collins
Notary Public at Large

Commission Expires: 1-4-21

ARBUNES COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary, personally appeared **Jaqueline Manning**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Sherrill L. Manning**, and who acknowledge that she executed the same as the free act and deed of the said **Sherrill L. Manning**, by virtue of a Power of Attorney, duly executed and appearing of record in **Instrument # 20191211-0127939**, said Register's Office.

Witness my hand and official seal at Murfreesboro, Tennessee, this 18 day of December, 2019.

Arbunes Collins
Notary Public at Large

Commission Expires: 1-4-21

ARBUNES COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File Number: MFR-1911984SSO

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary, personally appeared **Jaqueline Manning,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Tamika D. Manning**, and who acknowledge that she executed the same as the free act and deed of the said **Tamika D. Manning**, by virtue of a Power of Attorney, duly executed and appearing of record in **Instrument # 20191211-0127940**, said Register's Office.

Witness my hand and official seal at Murfreesboro, Tennessee, this 18th day of December, 2019.

Arbunes Collins
Notary Public at Large

Commission Expires: 1-4-21

ARBUNES COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary, personally appeared **Jaqueline Manning**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Mark Christopher Manning,** and who acknowledge that she executed the same as the free act and deed of the said **Mark Christopher Manning**, by virtue of a Power of Attorney, duly executed and appearing of record in **Instrument # 20191211-0127941**, said Register's Office.

Witness my hand and official seal at Murfreesboro Tennessee, this 18th day of December, 2019.

Arbunes Collins
Notary Public at Large

Commission Expires: 1-4-21

ARBUNES COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary, personally appeared **Jaqueline Manning**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Brandon Crisp,** and who acknowledge that she executed the same as the free act and deed of the said **Brandon Crisp**, by virtue of a Power of Attorney, duly executed and appearing of record in **Instrument # 20191211-0127942**, said Register's Office.

Witness my hand and official seal at Murfreesboro, Tennessee, this 18th day of December, 2019.

Arbunes Collins
Notary Public at Large

Commission Expires: 1-4-21

ARBUNES COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary, personally appeared **Jaqueline Manning,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Calvin McMillan**, and who acknowledge that she executed the same as the free act and deed of the said **Calvin McMillan**, by virtue of a Power of Attorney, duly executed and appearing of record in **Instrument # 20191211-0127943**, said Register's Office.

Witness my hand and official seal at Murfreesboro, Tennessee, this 18th day of December, 2019.

Arbunes Collins
Notary Public at Large

Commission Expires: 1-4-21

ARBUNES COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File Number: MFR-1911984SSO

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary, personally appeared **Jaqueline Manning,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Derrick Manning**, and who acknowledge that she executed the same as the free act and deed of the said **Derrick Manning,** by virtue of a Power of Attorney, duly executed and appearing of record in **Instrument # 20191211-0127944**, said Register's Office.

Witness my hand and official seal at Murfreesboro, Tennessee, this 18 day of December, 2019.

Arbunes Collins
Notary Public at Large

Commission Expires: 1-4-21



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