This instrument prepared by:
Melanie M. Harper
511 Dunalie Dr.
Nashville, TN 37217

Owner/Responsible Taxpayer
Melanie M. Harper and Leo Harper
Sheila Mann and Gregory Mann
511 Dunailie Dr.
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 354296 DEEDQC
02/06/2020 09:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200206-0013850

Tax Map Parcel No.: 12009008200

M.I.S. FILE NO
1758917

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 17 day of January, 2020, by and between Melanie M. Harper and Leo Harper, wife and husband, who acquired title as Melanie M. Harper, et vir Leo Harper, and Sheila Mann, a single woman, whose address is 511 Dunailie Dr., Nashville, TN 37217, ("Grantor"), and Melanie M. Harper and Leo Harper, wife and husband, Sheila Mann, a single woman and Gregory Mann, a single man, as joint tenants with right of survivorship, whose address is 511 Dunailie Dr., Nashville, TN 37217, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Property County, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO ADD GREGORY MANN TO TITLE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated December 16, 2004 from Joseph H. Mann, et ux Roberta A. Mann of record as Instrument Number 200412160149607 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 511 Dunailie Dr., Nashville, TN 37217

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
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 $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Melanie M. Harper
Melanie M. Harper

Leo Harper
Leo Harper

Sheila Mann
Sheila Mann

Gregory Mann
Gregory Mann

Witness my hand, at office, this 21 day of January, 2020.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 5/20/2020

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WITNESS the hand and seal of the party of the first part the day and year first above written.

Melanie M. Harper
Melanie M. Harper

Leo Harper
Leo Harper

Sheila Mann
Sheila Mann

Gregory Mann

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, Rodriguez Turner, a Notary Public in and for said County and State, Melanie M. Harper, Leo Harper and Sheila Mann the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of January, 2020.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 5/20/2020

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Commitment No 1758917

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON COUNTY, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

The following described real estate, constituting our homeplaoe, situated within Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 5A46 on the Plan of Glengarry Park Subdivision, Section 5-A, of record in Book 3300, Page 58, Register's Office, Davidson County, Tennessee.

Said Lot No. 5A46 fronts 90 feet on the northerly margin of Dunailie Drive, and runs back 159.0 feet on the west sideline, and 155.3 feet on the east sideline, and runs 92.7 feet across the rear.

Being the same property conveyed to Joseph H. Mann, et ux, Roberta A. Mann, by warranty deed from James H. Sutley, e ux, Faye M. Sutley as of record in Book 4711, Page A81, Registers Of?ce for Davidson County, Tennessee.

Parcel ID: 120 09 0 082.00

Commonly known as 511 DUNAILIE Drive, Nashville, TN 37217
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Other recorded in Instrument: 200412160149607 in the Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Hayley Pavlus, 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.

Hayley Pavlus

State of Ohio
County of Cuyahoga

Personally appeared before me, Pia Behm , a notary public for the state of Ohio, Hayley Pavlus who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____
Notary Seal

NOTARIAL SEAL
STATE OF OHIO

PIA BEHM
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 26, 2022