THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** ***No title search was performed in the preparation of this quitclaim deed.***	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 13 day of August, 2020. _____ Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

QUITCLAIM DEED

Address New Owner: Spencer J. Mann and Patricia S. Mann 4084 Liberton Way Nolensville, TN 37135	Send Tax Bills To: New Owner	Tax Information: 187-09-0A-130.00CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Spencer J. Mann and Patricia Mann, husband and wife** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Spencer J. Mann and Patricia Mann, Trustees of the Mann Family Revocable Trust dated May 20, 2020**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 130, on the Plan of Phase Seven Burkitt Village, an SP Subdivision, as of record in Instrument Number 20170210-0014146, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Spencer J. Mann and Patricia Mann, husband and wife by Warranty Deed from Kashani Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20180117-0004903, Register's Office for Davidson County, Tennessee, dated January 17, 2018 and recorded on January 17, 2018.

Being also known as 4084 Liberton Way, Nolensville, TN 37135.

Karen Johnson Davidson County
Batch# 458336 DEEDQC
08/17/2020 11:42:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200817-0091969

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are due and payable, but not yet delinquent, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2020.

Spencer J. Mann

Patricia Mann

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Spencer J. Mann and Patricia Mann, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of August, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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