Karen Johnson Davidson County
Batch# 508344 DEEDQC
11/03/2020 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201103-0128572

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Amelia Louise Manchester 2414 Adlai Street Nashville, TN 37207	New Owner	059-16-0-265.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, ~~**Steven**~~ **A. Manchester, unmarried,** by these presents do hereby quitclaim and convey unto, **Amelia L. Manchester, unmarried,** her heirs, successors, and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being lot No. 12 on the plan of Adlai Street Subdivision of record in Instrument No. 20121030-0099395, Registers office for said county, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen A. Manchester and wife Amelia L. Manchester by deed from Tiffany M. Swanson Jones, unmarried of record in Instrument 20061219-0156015, Register's office, Davidson County, Tennessee, dated December 13, 2006. The said parties have since divorced. And being the same property conveyed to Amelia L. Manchester by Quitclaim deed from Stephen A. Manchester of record in Instrument 20110105-0001584, Register's office of Davidson County, Tennessee, dated June 4, 2010.

Being the same property conveyed to Amelia L. Manchester, unmarried, and Stephen A. Manchester, unmarried, by Quitclaim deed from Amelia L. Manchester, unmarried, of record in Instrument 20121030-0099395, Registrar's office, Davidson County, Tennessee, dated October 25, 2012 and recorded on October 30, 2012.

This is improved property known as 2414 Adlai Street, Nashville TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 2nd day of October, 2020.

Affiant

My commission expires: (Affix Seal) 07-05-21

Notary Public

KELLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this day of October, 2020.

~~Steven~~ Stephen **A. Manchester**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Steven~~ Stephen **A. Manchester,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26 day of October, 2020.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

