Karen Johnson Davidson County
Batch# 572432 DEEDQC
02/10/2021 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210210-0019384

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	William Manchester 7637 Leveson Way Nashville, TN 37211
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	173090A16700CO

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I , **Willa Manchester, married,** (herein "Grantor") by these presents do hereby quitclaim and convey unto **William Manchester, unmarried,** (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 222, on the Plan of Revision Two Resubdivision of Lots 47, 48, 72, 73, & 63 through 69, Section Two, Lenox Village, of record in Instrument No. 20030115-0006163, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Willa Manchester, a married woman, and William Manchester, an unmarried man, from Joseph W. Donnelly, married, by Warranty Deed recorded on September 5, 2017, in Instrument No. 20170905-0090919, Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property has never been used as her marital residence and is not subject to any marital rights therein.

This property has a common address of: 7637 Leveson Way, Nashville, TN 37211

This Agreement may be executed in any number of identical counterparts, and each counterpart hereof shall be deemed to be an original instrument, but all counterparts hereof taken together shall constitute but a single instrument.

In addition to original signatures, this Agreement may be executed by either facsimile or electronic signatures, either of which shall be as binding as original signatures.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2 day of February 2021.

x Willa Manchester
Willa Manchester

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at office this 2 day of February 2021.

x
Notary Public
My Commission Expires: My Commission Expires November 8, 2021

JAMIE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

x
Affiant

Subscribed and sworn to before me this 2 day of February 2021.

x
Notary Public
My Commission Expires My Commission Expires November 8, 2021

JAMIE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2101-019

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022