Karen Johnson Davidson County
Batch# 783295 DEEDQC
01/03/2022 02:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220103-0000600

QUITCLAIM DEED

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05.02.2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
4027 Dorcas Court Trust	**Same**	**11616001800**
(NAME) **4027 Dorcas Ct.**	(NAME)	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALEXANDRIA ELAINE MANNO AND KEVIN MATTHEW MANNO, WIFE AND HUSBAND ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

4027 DORCAS COURT TRUST ("GRANTEE")

ITS HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 7 ON THE PLAN OF EVERGREEN HEIGHTS, PART TWO OF RECORD IN PLAT BOOK 1835, PAGE 19, AMENDED IN INSTRUMENT NO. 20151230-0130998 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALEXANDRIA ELAINE MANNO AND KEVIN MATTHEW MANNO, WIFE AND HUSBAND, BY WARRANTY DEED FROM CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20211013-0137731 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4027 Dorcas Ct., Nashville, Tennessee 37215**

Witness our hands this the 23 day of November, 2021.

ALEXANDRIA ELAINE MANNO

KEVIN MATTHEW MANNO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 23 day of November, 2021.

Notary Public

My Commission Expires: May 5, 2025

Mallory K. Mason State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 23 day of November, 2021.

Notary Public

My Commission Expires: May 5, 2025

Mallory K. Mason State of Tennessee Notary Public Davidson County

True Copy Certification

I, **Ryan Terrell**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/28/2021 (Date of Document).

Affiant

12/28/2021
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28th day of December, 2021.

Briana Gage
Notary

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

(Seal)

MY COMMISSION EXPIRES: _____