Karen Johnson Davidson County
Batch# 800186 DEEDQC
02/03/2022 03:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220203-0013055

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: **Bryan Howard** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, TN 37215** **(615) 627-4444**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 25th day of January, 2022. Notary Public My Commission Expires:

BRYAN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2025

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Patrick C. Manning, Trustee 11 Carriage Hill Nashville, TN 37205	SAME	116-14-8

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of transferring the Grantor's entire fifty percent (50%) undivided interest in the subject real property, Roy R. Manning, III, Trustee of the Jane D. Manning Preservation Trust dated October 30, 2009, hereby remises, releases and quitclaims unto Patrick C. Manning, Trustee of the Patrick Manning Trust dated January 25, 2022, his successors and assigns, the Grantor's entire interest in the tract or parcel of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 25th day of January, 2022.

JANE D. MANNING PRESERVATION TRUST
dated October 30, 2009

Roy Manning, III Trustee

ROY MANNING, III, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy Manning, Jr., Trustee, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, this 25th day of January, 2022.

Bryan Howard
Notary Public

My Commission Expires:

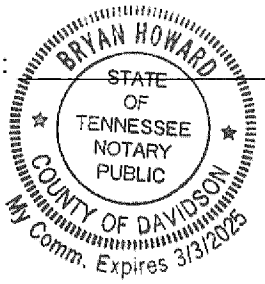


EXHIBIT A

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 10 on the Map of Bransford Realty Company and Johnson Bransford's subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision, Belle Meade, as of record in Book 421, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 137 feet on the southerly side of Bellevue Drive North and runs back 291½ feet on the westerly line and 316 feet on the easterly line, to a dead line measuring 130 feet thereon.

Being the same property conveyed to Roy Manning III, Trustee of the Jane D. Manning Preservation Trust dated October 30, 2009 by Quitclaim Deed from Jane D. Manning of record as Instrument Number 20091104-0101960, Register's Office for Davidson County, Tennessee.

This is improved property known as 11 Carriage Hill, Nashville, Tennessee 37205.

Tennessee Certification of Electronic Document

I, Bryan Howard, 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 1/25/2022 (date of document).

Bryan Howard
Affiant Signature

1/25/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of January, 2022.

Dianne Jaynes
Notary's Signature

My Commission Expires: 10/2/2023

NOTARY'S SEAL

