This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 5th day of February, 2022

Notary Public

My Commission Expires: 4/20/23

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 806889 DEEDQC
02/16/2022 01:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220216-0018151

Address of New Owner:	Send Tax Bills to:	Map/Parcel ID:
Frances J. Manis, Trustee 3341 Lakeside Place Hermitage, TN 37076	**NEW OWNER**	**86-14-3.00**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Frances J. Manis, an unmarried woman**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Frances J. Manis, as Trustee for the Frances J. Manis Living Trust, Dated February 5, 2022**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

PARCEL 1:
A CERTAIN condominium Unit in Davidson County, Tennessee, being Unit A of 3341 Lakeside Place Residential Condominium, as set forth in the Master Deed of record in Instrument No. 20020813-0098118, Register's Office for said County.

PARCEL 2:
A CERTAIN condominium Unit in Davidson County, Tennessee, being Unit B of 3341 Lakeside Place Residential Condominium, as set forth in the Master Deed of record in Instrument No. 20020813-0098118, Register's Office for said County.

Being the same property conveyed to Clyde D. Manis and wife, Frances J. Manis, an undivided interest for life with right of survivorship, with a remainder for interest to Randall C. Manis, Frances Liana Manis, and Mickey Dean Manis by deed from Clyde D. Manis and Frances J. Manis, husband and wife of record in Instrument No. 20020815-0099089, Register's Office of Davidson County, Tennessee. The said Clyde D. Manis having since deceased on or about March 6, 2018.

Being the same property conveyed to Frances J. Manis, an unmarried woman, by deed from Frances J. Manis an undivided interest for life with right of survivorship, with a remainder for interest to Randall C. Manis, Frances Liana Manis, and Mickey Dean Manis, of record in Instrument No. 20181116-0113143, Register's Office of Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **3341 Lakeside Place, Hermitage, TN 37076**

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

WITNESS my hand this 5th day of February, 2022.

Frances J. Manis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 2022.

[SEAL]

Notary Public

My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/7/22.

Date

Celia Stewart-Rouse

Affiant Signature

2/7/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7th day of February, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY