THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 052090
PARCEL: 187.00

NEW OWNER'S ADDRESS AND SEND TAX BILLS TO:
The Estate of Buford Brown Manning, Jr.
2646 Miami Ave.
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 859010 DEEDQC
05/19/2022 10:33:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220519-0057996

QUITCLAIM DEED

FOR THE PURPOSE OF SEPERATING LOTS INTO TWO (2) SEPARATE PARCELS

FOR AND IN CONSIDERATION of no monetary consideration, I, Raymond L. Smith, Executor of The Estate of Buford Brown Manning, Jr., Grantor, by these presents do hereby quitclaim and convey unto The Estate of Buford Brown Manning, Jr, Grantee, their successor and assigns all of my interest in the following described tract or parcel of land, to wit:

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

Being Lot Nos 53 and 54 on the Plan of Woodale Grove Annex, of record in Book 542, Pages 109 & 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the above Lot No 53, but Expressly Excluded from this conveyance is 20 feet, more or less of property found of record in Deed Book 4002, Page 751 and Included in the above Lot No 54, but Expressly Excluded from this conveyance is 20 feet, more or less of property found of record in Deed Book 4002, Page 762, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Buford B. Manning, Jr. by Quitclaim Deed dated 7/27/2010 from Cindy S. Smith, Trustee of record in Instrument No. 20100727-0058769, and Instrument No. 20120113-0003501, and Buford B. Manning, Jr., a single man by Installment Deed dated 1/15/1965 from James M. Fisher, Jr., an unmarried man of record in Book 3851, Page 502, Register's Office for Davidson County, Tennessee. Buford B. Manning aka Buford Brown Manning, Jr. now being deceased, having died 8/12/2020 and the Estate being administered under Probate File 20P1427, Clerks Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2646 Miami Ave., Nashville, TN 37214.

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

IN WITNESS WHEREOF I/we have hereunto set my hand on the 17 day of May, 2022.

The Estate of Buford Brown Manning, Jr.

By: Executor
Raymond L. Smith, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Raymond L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of The Estate of Buford Brown Manning, Jr. and is authorized by the Estate or by its constituent, the constituent being authorized by the Estate, to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 17th day of May, 2022.

Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 17th day of May, 2022.

Notary Public
My Commission Expires: 1/8/2024

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY