Karen Johnson Davidson County
Batch# 859623 DEEDQC
05/20/2022 11:04:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220520-0058803

This instrument was prepared by:
Law Office of Perry A Craft, PLLC
402 BNA Drive, Bldg 100, Suite 402
Nashville, TN 37217

QUITCLAIM DEED

From: Tina N. Manuel

TO: Roderick Lydell Manuel, Sr.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Roderick L. Manuel, Sr. 2917 Rich Acres Nashville, TN 37207	Same	Map 060-07 Parcel 096

Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in the case styled *Tina Nicole Manuel v. Roderick Lydell Manuel, Sr.*, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 15D-1504, and that there was no consideration given for the transfer.

Roderick Lydell Manuel, Sr., Grantee

Sworn to and subscribed before me, this the 20th day of May, 2022

Notary Public

My commission expires 9/21/2024

CARLA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

This transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in the case of *Tina Nicole Manuel v. Roderick Lydell Manuel, Sr.*, Fourth Circuit Court for Davidson County, Tennessee, Tina Manuel has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Roderick Lydell Manuel, Sr., his heirs, successors, and assigns, all of Tina N. Manuel's right, title, and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Np. 40 on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Roderick Manuel and wife Tina N. Manuel by Warranty Deed from Reba D. Brien, Geneva F. Bobel, Michael Frederick Bobel, and Nicholas William Bobel, of record by Instrument No. 20040805-0094468, Register's Office for Davidson County, Tennessee.

The physical address of this property is 2917 Rich Acres Drive, Nashville TN 37207.

Tina N. Manuel is also known as Tina N. Miles.

WITNESS my hand, this 16th day of May 2022.

Tina N. Manuel

Tina N. Manuel, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

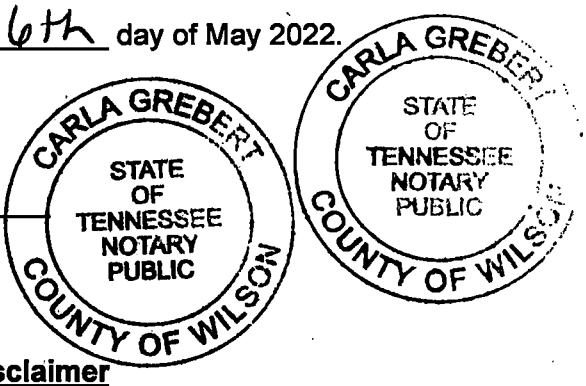
Personally appeared before me, a notary public, the within named Tina N. Manuel, the grantor, with whom I am personally acquainted or whose identity was proved to me, on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, on this 16th day of May 2022.

Carla K Grebert

Notary public

My commission expires 9/21/2024



Disclaimer

This instrument was prepared from information furnished to preparer, and preparer makes no warranties as to the accuracy of the information furnished.