Karen Johnson Davidson County
Batch# 919008 DEEDQC
09/20/2022 11:01:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220920-0104477

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

State o
County

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Affiant

Address New Owner(s) as follows:

Herman E. Manners, Jr., Trustee
Peggy A. Manners, Trustee
450 Brewer Drive
Nashville, TN 37211

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 9th day of August 9, 2022.

Notary Public

Send Tax Bill to:
Owner

Map-Parcel Numbers:
161-3-64.00

My Commission Expires:
12/30/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Herman E. Manners, Jr. and wife, Peggy Ann Manners** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Herman E. Manners, Jr. and Peggy A. Manners, Trustees of the Herman E. Manners, Jr. and Peggy A. Manners Living Trust dated August 9, 2022, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 450 Brewer Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9th day of August, 2022.

Herman E. Manners, Jr.
Herman E. Manners, Jr.

Peggy Ann Manners
Peggy Ann Manners

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Herman E. Manners, Jr. and Peggy Ann Manners**, the Grantor, 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 this 9th day of August, 2022.

My commission expires: 12/3dL4

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No.3 on the Plan of McMurray Woods, Section I, as of record in Book 2900, Page 99, Register's Office for said County.

Said Lot No. 3 fronts 139.52 feet on the northerly side of Brewer Drive and extends back between lines 316.79 feet on the easterly line and 268.55 feet on the westerly line, to a dead line in the rear, measuring 186.03 feet therein.

Being the same property conveyed to Herman E. Manners, Jr. and wife, Peggy Ann Manners by Deed from Milburn D. Shoemaker and wife, Johnnie E. Shoemaker, dated May 27, 1977, of record in Book 5154, page 792, said Register's Office.

HEM Pam