THIS DOCUMENT PREPARED BY:
Bryan Howard
2319 Crestmoor Road
Nashville, TN 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 920429 DEEDQC
09/22/2022 10:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220922-0105381

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2022.

Notary Public

My Commission Expires:
March 3, 2025

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

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Roy Manning and Denise Manning, Trustees 108 Iroquois Court Nashville, TN 37205	SAME	Map: 130-7-0 Parcel: 144 09313054400 093130d03800 104024B24700

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Roy R. Manning, III and Denise D. Manning, the Grantors, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby release, remise and quitclaim unto, Roy R. Manning, III and Denise D. Manning, Trustees of the Manning Tennessee Community Property Trust dated September 20,

2022, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

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

WITNESS our hands on September 20, 2022.

ROY R. MANNING, III

DENISE D. MANNING

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal on this the 20th day of September, 2022.

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

Notary Public

My Commission Expires: March 3, 2025

EXHIBIT A

Parcel One:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Iroquois Hall, as of record in Plat Book 6900, page 915, amended in Book 8361, page 200, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy R. Manning, III and Denise D. Manning, by deed from C. D. Land Company, a Tennessee partnership composed of Thomas F. Frist, Sr. and Thomas F. Frist, Jr., of record in Book 8420, Page 260, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Iroquois Court, Nashville, TN 37205

Parcel Two:

Land in Davidson County, Tennessee, being Unit No. R 602, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-002330I, and Instrument No. 20090325-0026808, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Roy R. Manning, III and Denise D. Manning by deed from CJUF II Terrazzo LLC, a Delaware limited liability company of record as Instrument No. 20090821-0078787 in the Register' s Office for Davidson County, Tennessee.

This is improved property known as 700 12th Ave S, Unit R 602, Nashville, TN 37203.

Parcel Three:

A certain condominium located in Davidson County, Tennessee, being Unit No. 247 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the

administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being the same property conveyed to Roy R. Manning, III and Denise D. Manning, by Quitclaim Deed from Bristol West End Ventures, Inc., a Tennessee corporation, of record as Instrument No. 20070801-0091541 in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3000 Vanderbilt Place, #247, Nashville, TN 37212.

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 September 20, 2022 (date of document).

Bryan Howard
Affiant Signature

9/22/2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of September, 2022.

Dianne Jaynes
Notary's Signature

My Commission Expires: 10/2/2023

NOTARY'S SEAL

