Karen Johnson Davidson County
Batch# 931205 DEEDQC
10/18/2022 04:13:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221018-0113856

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, October 18, 2022.

Notary Public

My Commission Expires: 11/1/2025

HALLIE RUTH TACKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:	**Send Tax Bills To:**	**Map-Parcel Number:**
David Wayne Manning and Betsy Berger Manning, Co-Trustees 1833 Hudson Road Madison, TN 37115	Same	063-00-0-269.00 063-00-0-060.00 063-00-0-061.00 063-00-0-06200

QUITCLAIM DEED

David W. Manning and Betsy B. Manning (aka Betsy Manning) (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **David Wayne Manning and Betsy Berger Manning, Co-Trustees of the Manning Family Trust, dated October 18, 2022** ("Grantee"), all right, title and interest of Grantor in and to those certain tracts or parcels of real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 18, 2022**.

David W. Manning

Betsy B. Manning

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **David W. Manning and Betsy B. Manning**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 18, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT 1:

A Tract of Land located in the 11th Councilmanic District of Davidson County, Tennessee and being a portion of the manning property as of record in Book 11489, page 361, R.O.D.C., TN. And is more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc. dated Jan. 16, 2002 as follows:

Beginning at an iron rod in the southerly line of the Betty Jo Manning property as of record in Book 11489, page 363, R. O. .D. C., TN. Marking the northwest corner of this described tract; thence, with the common line of the said Betty Jo Manning property South 87 deg. 08 min. 59 sec. East 781.90 ft. to an iron rod marking the southwest corner of the David Manning property as of record in Book 5804, page 904, R.O.D.C., TN.; thence with the common line of the said David Manning property, south 88 deg. 16 min. 09 sec. East 550.63 ft. to a witness rod and a total distance of 600.63 ft. to a point on the westerly edge of Cumberland River; thence with said Westerly edge, South 15 deg. 52 min. 40 sec. East 173.34 ft. to a point marking the Northeast corner of the Steven North property as of record in Book 4354, page 53, R.O.D.C, TN. And the Southeast corner of this described tract; thence with the common line of the said Steven North property, North 88 deg. 16 min. 01 sec. West 50.00 ft. to a witness rod and a total distance of 600.61 ft. to a A.P.K. nail in the Easterly line of a 50 ft access Easement; thence continuing with the said common line of the Steven North property, North 87 deg. 31 min. 38 sec. West 782.14 ft. to an iron rod marking the Southwest corner of this described tract; thence with the Westerly line of this described tract, North 15 deg. 17 min. 00 sec. West 178.16 ft. to the point of beginning, containing 5.28 acres more or less.

Being the same property conveyed to David W. Manning and Betsy Manning from Bette Jo Reding Manning and, William W. Manning, by deed of record in Instrument No. 20020204-0015152, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1833 Hudson Road, Madison, TN 37115.

TRACT 2:

Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Hudson Road, 239.1 feet south of the intersection of the northern boundary line of the property conveyed to E. C. Chance and wife, by deed from C. E. Corlew and wife, of record in Book 2652, page 93, Register's Office for said County, and the easterly margin of said Road, being the southwest corner of the property conveyed to R. B. Priest and wife, by deed from E. C. Chance and wife, of record in Book 2796, page 59, Register's Office for said County; thence with said Priest's southern boundary line, north 82° 18' east 612.5 feet, south 87° 35' east 2,234.9 feet and south 88° 15' east to a point near the bank of Cumberland River; thence south 15° 45' east 175 feet to the northeast corner of the property conveyed to Ira L. North and wife, by deed from E. C. Chance and wife, of record in book 2859, page 275, said Register's Office; thence with said North's northern boundary line and the northern boundary line of the property conveyed to said North and wife, by said Chance and wife, of record in book 2859, page 207, said Register's Office, north 88° 15' west 600 feet, north 87° 26' west 2,290.4 feet and south 87° 10' west 561.1 feet to the easterly margin of said Road; thence with same northwardly 120 feet to the beginning.

TOGETHER WITH EASEMENT for road or driveway as set out in Agreement by Jesse B. Lewis et al, dated March 4, 1963 and recorded in said Register's Office. This property is known as Hudson Road, Madison, Tennessee.

Being the same property conveyed to David W. Manning and Betsy B. Manning, by deed of record in Instrument No. 20131231-0131263, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

TRACT 3:
Land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the easterly margin of Hudson Road, said point of beginning being the Southwest corner of this tract and the northwest corner of the W. W. Manning land; thence with the easterly margin of said Hudson Road North 27° 28' 22" West 199.85 feet to an iron pin; thence leaving the margin of said Road and with the line of the J.B. Lewis property 80° 20' 34" East 673.86 feet to an iron pin; thence South 85° 56' 40" East 2103.01 feet to a point; thence severing the E.W. Manning land South 05° 41' 00" East 177. 73 feet to a point; thence with the line of the said W. W. Manning land North 86° 04' 48" West 2113.85 feet to an iron pin; thence South 86° 28' 51" West 616.17 feet to the point of beginning, containing 10.7 acres, more or less.

Being the same property conveyed to David W. Manning and Betsy B. Manning, by deed of record in Instrument No. 20131231-0131263, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

TRACT 4:
Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in a fence corner at the intersection of Hudson Road and a private drive; thence along the easterly margin of Hudson Road, in a southerly direction, fronting en Hudson Road for a distance of 119.1 feet and extending back between two lines, the northerly line running N 75 degrees 21' E. 764.5 feet to an iron pin; thence S 88 degrees 15' E 2,720.1 feet to a point near the bank of the Cumberland River; the southerly line running N 78 degrees 28' E 687.4 feet to a point; thence S 87 degrees 45' E 2179.4 feet to a point; thence S 88 degrees 15' E to a point near the bank of the Cumberland River, the back line measuring 187.6 feet thereon, containing 13.05 acres, more or less.

Also conveyed is Grantor's right, title and interest in the following described I and, to wit:

Parcel I:
Being a parcel or tract of land in the 11th Civil District of Davidson County, Tennessee, described according to a survey of T. Sanford, Surveyor, dated June 14, 1958, as follows:

Being a one-fourth undivided interest in a roadway 50 feet wide, the centerline of which is described as follows: Beginning at a point in the center of Hudson Road, at the intersection of the centerline of Pine Trail (a private road) at the southwest corner of C. E. Corlew's Property and E. C. Chance's Property; running thence North 75 degrees 21' East 668.12 feet to a point; thence around a curve having a radius of 500 feet, 143.12 feet to a point; thence South 88 degrees 15' East 1163.60 feet; thence around a curve having a radius of 400 feet, 152.43 feet to a point; thence South 66 degrees 25' East 334.07 feet to a point; thence

around a curve having a radius of 400 feet, 54.69 feet to a point; thence South 74 degrees 15' East 440.41 feet to a point at the intersection of Red Oak Drive (a private road that runs generally north and south.)

Parcel 2:
Beginning at a point in the easterly margin of Red Oak Drive, (50 foot private drive) at a point 523.3 feet North 15 degrees 45' West from the southerly end of said Drive; thence with the margin of same, North 15 degrees 45' West 175 feet to the southerly margin of a 12-foot easement; thence along said Easement, South 88 degrees 15' East 600 feet to the Cumberland River; thence with said River, South 15 degrees 45' East 175 feet to a point; thence North 88 degrees 15' West 600 feet to the point of beginning.

Being the same property conveyed to David W. Manning and Betsy B. Manning, by deed of record in Instrument No. 20131231-0131263, Register's Office for Davidson County, Tennessee.

INCLUDED in the foregoing but expressly excluded here from are those portions conveyed in Instrument Nos. 20020204-00 I 5152; Instrument No. 20020226- 0024052; Instrument No. 20020226-0024062; and Instrument No. 20030922- 0139414, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the above referenced plat and to restrictions of record.

The legal description above is the same as in the previous deed of record.

Tracts 2, 3, and 4 above are commonly known as 1833, 1829, and 1823 Hudson Road, Nashville, Tennessee 37202.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 October 18, 2022.

Affiant Signature

10/18/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this day,
October 18, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY