Karen Johnson Davidson County
Batch# 975585 DEEDQC
03/01/2023 01:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230301-0014635

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gregory Tom McManus and Vicki Ann McManus, Co-Trustees 2108 Timberwood Place Nashville, TN 37215	Same	144-15-0-005.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GREGORY MCMANUS and VICKI MCMANUS (collectively, the "Grantor"), hereby quitclaim and convey to GREGORY TOM MCMANUS and VICKI ANN MCMANUS, AS CO-TRUSTEES OF THE MCMANUS COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is property known as 2108 Timberwood Place, Nashville, TN 37215.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 28 day of February, 2023.

GREGORY MCMANUS

VICKI MCMANUS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Gregory McManus and Vicki McManus, 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, at office, as of this 28TH day of FEBRUARY, 2023.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 28TH day of FEBRUARY, 2023.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Notary Public
My Commission Expires: Nov. 6, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Highland Court of record in Plat Book 2330, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 175.0 feet on the Northeasterly margin of Timberwood Place and extends back 250.8 feet on the Northwesterly line and 250.5 feet on the Southeasterly line to a dead line in the rear, measuring 175.0 feet thereon.

Being the same property conveyed by deed of record as Instrument #20210222-0021363, Register's Office for Davidson County, Tennessee.

35238378.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Feb 28, 2023 (date of document).

Affiant Signature

03/01/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of March, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

