Karen Johnson Davidson County
Batch# 978629 DEEDQC
03/09/2023 08:28:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230309-0016901

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me this 6th day of March, 2023.

Notary Public

My Commission expires: 11.2.26

State of Tennessee Notary Public Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Randol G. Mann, Trustee of **The Cooper Mann Investment Trust** **4818 Shadescrest Drive** **Nashville, TN 37211**	**Randol G. Mann, Trustee of** **The Cooper Mann Investment Trust** **7200 Allison Road** **Baxter, TN 38544**	**14706006300**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Randy G. Mann and wife, Leta C. Mann, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Randol G. Mann, Trustee, and his successors in trust, of The Cooper Mann Investment Trust, its successors and assigns, their entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 49 on the Plan of Caldwell Hall, Section One Revised, as of record in Plat Book 2900, Page 57, 58, 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Randy G. Mann and wife, Leta C. Mann from River Road Partnership, a Tennessee general partnership by warranty deed of record in instrument number 20150106-0001314, Register's Office for Davidson County, Tennessee.

This is improved property located at 4818 Shadescrest Drive, Nashville, TN 37211.

This conveyance is made subject to:

(1) 2023 county taxes, a lien not currently due and payable.
(2) All matters appearing on the Plan of record in Plat Book 2900, Page 57, 58, and 59, said Register's Office.
(3) This conveyance is subject to Restrictions of record in Book 2929, Page 117, and Book 2997, Page 93, said Register's Office.
(4) This conveyance is subject to any and all recorded and unrecorded easements and liens, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6th day of March, 2023.

Randy G. Mann

Leta C. Mann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Randy G. Mann, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2023.

Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My commission expires: 11.2.26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Leta C. Mann, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2023.

Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My commission expires: 11.2.26

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.