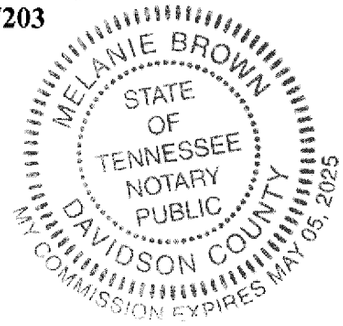
Karen Johnson Davidson County
Batch# 988596 DEEDQC
04/05/2023 09:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230405-0024717

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
Keller Turner Andrews & Ghanem PLLC
20 Music Square West, Suite 200
Nashville, TN 37203



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

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

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:
Kathy Fields
3730 Westport Dr
Nashville, TN 37218

Send tax bills to:
NEW OWNER

Map & Parcel No.:
92-5/187-188

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHY FIELDS, individually, as to a one-half (1/2) undivided interest, KATHY MANN FIELDS, TRUSTEE OF THE EVAN MANN TRUST, as to a one-fourth (1/4) undivided interest, and KATHY MANN FIELDS, TRUSTEE OF THE ALEESA MANN TRUST, as to a one-fourth (1/4) undivided interest**, ("Grantors"), by these presents, do hereby quitclaim and convey to **MANN REALTY HOLDINGS, LLC, a Tennessee limited liability company**, ("Grantee") all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described on **EXHIBIT A**, attached hereto and incorporated herein by this reference ("Property"):

This is improved property, known as: **905-907 33rd Avenue North, Nashville, Tennessee 37209.**

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

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantors have executed this instrument on this 20th day of December, 2022.

Kathy Fields
KATHY FIELDS, individually

Kathy Mann Fields
KATHY MANN FIELDS, Trustee of the Evan Mann Trust

Kathy Mann Fields
KATHY MANN FIELDS, Trustee of the Aleesa Mann Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KATHY FIELDS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **EVAN MANN TRUST**, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and official seal at office this 20th day of December, 2022.

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public
My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KATHY FIELDS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **ALESSA MANN TRUST**, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and official seal at office this 20th day of December, 2022.

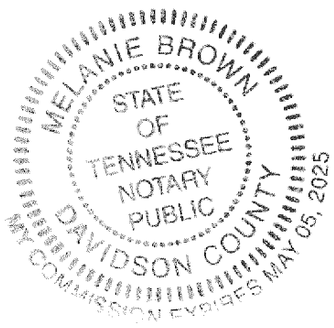
MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public
My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHY FIELDS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of December, 2022.



Notary Public
My Commission Expires: _____

EXHIBIT A

Tract I: Being the northerly 4 feet of Lot No. 5, all of Lot No. 6 and the southerly 15 feet of Lot No. 7 of Block No. 43 on the Plan of the Fisk University Place Subdivision, as of record in Book 421, page 4 and 5, Register's Office for said County.

Said part of Lot No. 5, all of Lot No. 6 and part of Lot No. 7 front together 44 feet on the Westerly side of 33rd Avenue North, formerly Killarney Street, and run back between parallel lines, 150 feet to an alley.

Tract II: Being the northerly 15 feet of Lot No. 4, and the southerly 21 feet of Lot No. 5 of Block No. 43 on the map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for said County.

Said parts of Lots Nos. 4 and 5 front together 36 feet on the westerly side of 33rd Avenue, North, formerly Killarney Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed by Barbara E. Mann, Trustee of the Mann Family Irrevocable Trust to Kathy Fields, Kathy Mann Fields, Trustee of the Evan Mann Trust, and Kathy Mann Fields, Trustee of the Aleesa Mann Trust, dated May 23, 2019, recorded May 24, 2019 at Instrument Number 20190524-0049396, Davidson County Register of Deeds.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **4/4/2023** (date of document).

Affiant Signature

4/4/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **APRIL**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

