THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **Keller Turner Andrews & Ghanem PLLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MELANIE BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025	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.:
09202034700

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: **2404 Meharry Blvd, Nashville, TN 37028.**

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.

Karen Johnson Davidson County
Batch# 988601 DEEDQC
04/05/2023 09:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230405-0024723

[INTENTIONALLY LEFT BLANK]

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

Kathy Fields
KATHY FIELDS, individually

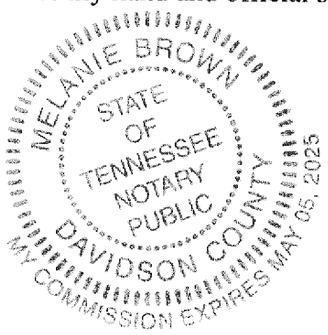
Kathy Mann Fields
KATHY MANN FIELDS, Trustee of the Evan Mann Trust

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.



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.

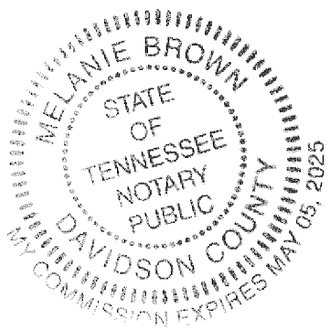


Notary Public
My commission expires: _____

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

Being Lot No. 30 on the Map of Mrs. E. S. Clark's Subdivision of Lots Nos. 39, 40 and north ½ of Lot No. 38, Boyd McNairy's Plan as of record in Book No. 332, page 27, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the northerly side of Meharry Boulevard, formerly Heffernan Street, and extends back between parallel lines 182 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 20190524-0049397, Davidson County Register of Deeds.

202304050024723

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 4/5/2023 (date of document).

Affiant Signature

4/5/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

