QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 998999 DEEDQC
05/03/2023 10 24 04 AM 2 pgs
Fees $12 00 Taxes $0 00

20230503-0032775

LB-QCD-23-717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 09 07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER(S)
Jerrilyn Renee Manning	**NEW OWNER**	
(NAME)	(NAME)	**059 15 01 34 00**
717 Ringgold Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRILYN RENEE MANNING AND LENNY MANNING, SR. AND MARY J. MANNING-GEORGE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JERRILYN RENEE MANNING, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit·

Land in Davidson County, Tennessee, being Lot No 245 on the Plan of Haynes Manor, Section 2 as of record in Book 3700, Page 88, as corrected in Book 4091, Page 259, Register's Office for said County

Said Lot No 245 fronts 80 0 feet on the southerly side of Ringgold Drive and extends back between parallel lines 135 0 feet to a dead line in the rear, which is a broken line, measuring 80 0 feet thereon

Being the same property conveyed to Joe B Manning and wife, Patricia A Manning by Warranty Deed from Cumberland Builders, Inc , of record in Book 4131, Page 80, Register's Office for said County

Joe B Manning having since died on or around October 26th 1998, leaving Patricia A Manning as the surviving tenant by the entirety
Patricia A Manning later died on or around December 24, 2021, and subject property having vested in her heirs at law, Jerrilyn Renee Manning, Lenny Manning, Sr and Mary J Manning-George

See also Affidavits of heirship recorded simultaneously herewith in in Instrument Nos
20230503-0032773 and 20230503-0032774

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as· **717 Ringgold Drive, Nashville, Tennessee 37207**

Witness my/our hand(s) this the 28th day of April, 2023

Jerrilyn Renee Manning

Lenny Manning, Sr

Mary J Manning-George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRILYN RENEE MANNING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of April, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LENNY MANNING, SR , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of April, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY J MANNING-GEORGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of April, 2023

Notary Public
My Commission Expires 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212