Page 1 of 3

This INSTRUMENT PREPARED BY:
Stephanie D. Manning
3226 Holland Lane
Nashville, TN 37218

Address New Owner(s)
Stephanie D. Manning
3226 Holland Lane
Nashville, TN 37218

Send Tax Bills To:
Stephanie D. Manning,
3226 Holland Lane
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1013027 DEEDQC
06/08/2023 04:20:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230608-0043797

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Stephanie D. Manning as the Trustee of the Stephanie D. Manning Revocable Trust dated December 21, 2021,** residing at 3226 Holland Lane, Nashville, TN 37218 (hereinafter "Grantor") hereby quitclaim and convey unto **Stephanie Manning a.k.a. Stephanie D. Manning, a single woman** ("Grantee"), all of my right, title and interest in and to a certain **improved** tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

****SEE ATTACHED *SCHEDULE A* FOR LEGAL AND PROPERTY DESCRIPTION****

This is improved property which is also known as: **3226 Holland Lane, Nashville, TN 37218**

The Map-Parcel Number of this Property is: **080-08-0-118.00 (Davidson County, TN)**

Said property is conveyed together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity, for the use and benefit of said Grantee and her successors in interest forever who shall administer, hold and distribute said property, subject to such limitations, restrictions and encumbrances as may affect the subject property.

IN **WITNESS WHEREOF,** the Grantor has caused this instrument to be executed on **this** 8th **day of June, 2023.**

Stephanie Manning

Stephanie Manning
a.k.a. Stephanie D. Manning

Page 2 of 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2023, before me, the undersigned, personally appeared **Stephanie D. Manning as the Trustee of the Stephanie D. Manning Revocable Trust dated December 21, 2021,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: July 9, 2024

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is **$0.00.**

Stephanie Manning
Affiant: Stephanie D. Manning

Subscribed and sworn to before me, this 8th day of June, 2023.

Notary Public
My Commission Expires: July 9, 2024

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Page 3 of 3

SCHEDULE A

(Legal Description)

Land in Davidson County, Tennessee, being Lot 291, Section 2, BORDEAUX HILLS, as shown on the plat of record in Plat Book 3600, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Stephanie Manning by Timothy D. Peach, married, by Warranty Deed which is dated January 11, 2016 and recorded as Instrument No. 20160113-0003569 in the Register's Office for Davidson County, Tennessee.

Current Source of Title: 20220218-0019269