Karen Johnson Davidson County
Batch# 1020680 DEEDQC
06/29/2023 12:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230629-0049744

QUITCLAIM DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-PP-23-234

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 24 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Huron C Manning, unmarried	**Same as owner**	
(NAME) **234 Willow Lane,**	(NAME)	**148 05 0 046.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **LAGENA KINMAN F/K/A LAGENA MANNING,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **HURON C MANNING, UNMARRIED** 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. 185 on the Plan of Hillbrook Section 2, of record in Plat Book 3300, Page 12, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark A. Ellmore, Jr., Trustee, and further conveyed to LaGena E. Manning and husband, Huron C. Manning by Quit Claim Deed from LaGena E. Manning, of record in Book 10765, Page 430, in the Register's Office of Davidson County, Tennessee, dated November 25, 1997 and recorded on January 22, 1998. Also see Final Decree recorded in Instrument No. 20130726-0077590, in the Register's Office of Davidson County, Tennessee.

The said LaGena E. Manning and Huron C. Manning having since divorced on January 26, 1999 by Final Decree of record in The Fourth Circuit Court for Davidson County, Tennessee at Nashville.

The said LaGena E. Manning, LaGena Manning, and LaGena Kinman all being one and the same person.

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: **234 Willow Lane, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 24 day of June, 2023

LaGena Kinman

LaGena Kinman f/k/a LaGena Manning

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAGENA KINMAN F/K/A LAGENA 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 24th of June, 2023.

Notary Public
My Commission Expires: 12 August 2026
(SEAL)

RAYMOND ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, **DAWN MARTIN,** 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 6/24/2023 (date of document)

Dawn Martin

Affiant Signature

Date: 6/29/2023

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of June, 2023.

April Bennett

Notary Signature

My COMMISSION EXPIRES: 7/6/2023

