Karen Johnson Davidson County
Batch# 1079091 DEEDQC
12/06/2023 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231206-0094403

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(4). Affiant Sworn to and subscribed before me this 6th day of December, 2023. Notary Public Comm Exp:

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
HENRY J. MANGRUM, Trustee		
HENRY J. MANGRUM LIVING TRUST dated January 6, 2005	SAME AS NEW OWNER	103-08-0-181.00
3918 Cambridge Avenue		
Nashville, Tennessee 37205		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, HENRY J. MANGRUM, Trustee and MARY E. MANGRUM, Trustee of the HENRY J. MANGRUM LIVING TRUST dated January 6, 2005, do hereby quitclaim, transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to HENRY J. MANGRUM, Trustee of the HENRY J. MANGRUM LIVING TRUST dated January 6, 2005, and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 364 and the easterly 5 feet of Lot No. 363 on the Map of Richland Realty Company's Division "C" a plan of which is of record in Book 421, Page 31, Register Office for Davidson County, Tennessee.

Said Lot No. 364 and the easterly 5 feet of Lot No. 363 front together 65 feet on the northerly side of Cambridge Avenue and run back 367.8 feet on the easterly line and 339.6 feet more or less on the westerly line, to a dead line, on which they measure 71.3 feet.

Being the same property conveyed to HENRY J. MANGRUM, Trustee and MARY E. MANGRUM, Trustee of the HENRY J. MANGRUM LIVING TRUST dated January 6, 2005 by HENRY J. MANGRUM, by Warranty Deed of record in Instrument 20050111-0003977, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any existing limitations, restrictions, and encumbrances as may affect the premises.

The legal description is taken from the prior deed of record.

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

The improved property is known as 3918 Cambridge Avenue, Nashville, Tennessee 37205.

The Trustees have caused this instrument to be executed on December 6, 2023 .

HENRY J. MANGRUM LIVING TRUST dated January 6, 2005

HENRY J. MANGRUM, Trustee

MARY E. MANGRUM, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY J. MANGRUM, Trustee of the HENRY J. MANGRUM LIVING TRUST dated January 6, 2005, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal at Brentwood, Tennessee, this December 6, 2023.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY E. MANGRUM, Trustee of the HENRY J. MANGRUM LIVING TRUST dated January 6, 2005, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand and official seal at Brentwood, Tennessee, this December 6, 2023.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 December 6, 2023.

ROBERT M. PAUTIENUS III — Date: 12/6/23

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 6 day of December, 2023.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025