| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Robert John Manzel and Linda Lee Manzel, Co-Trustees 1412 Station Four Lane Old Hickory, TN 37138** | **064 05 0 100.00** | **SAME** |
| This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Robert J. Manzel and wife, Linda L. Manzel, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Robert John Manzel and Linda Lee Manzel, Co-Trustees of the Manzel Family dated January 31, 2024** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1412 Station Four Lane, Old Hickory, TN 37138**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 31 day of January, 2024.

Notary Public
My Commission Expires: 7.7.25

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Karen Johnson
Batch # 1097676
02/05/2024 09:00:13 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240205-0007738

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 31 day of Jan 31, 2024.

ROBERT J. MANZEL

LINDA L. MANZEL

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert J. Manzel and Linda L. Manzel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31 day of Jan, 2024.

Notary Public

My Commission Expires:
1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

# EXHIBIT A

## (Legal Description of the Property)

Being Lot No. 71 on the Plan of Cleveland Hall, Phase One, as of record in Book 11700, Page 51 as corrected in Instrument #199912090301348, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said lot.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11725, Page 76, and Charter in Book 11725, Page 70, said Register's Office.

Subject to easement of record in Book 11720, Page 325, said Register's Office.

Subject to minimum building setback lines, public utility and drainage easements and public utility and drainage easements of record in Book 11700, Page 51, said Register's Office.

Subject to Deed of Easement of record in Instrument #20011001-0105735 said Register's Office.

BEING the same property conveyed to Robert J. Manzel and wife, Linda L. Manzel (as tenants by the entirety) from Danny W. Adams and wife, Carol L. Adams, by warranty deed filed for record on October 1, 2001, Instrument Number 20011001-0105736, as of record in the Register's Office for Davidson County, Tennessee.