Karen Johnson
Batch # 1173626
08/26/2024 08:19:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240826-0065119

This Instrument Prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

MAIL

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
THE VICKI C. MANNING REVOCABLE TRUST #1 4633 Villa Green Drive Nashville, TN 37215	Same	131-14-51

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **VICKI C. MANNING** (formerly known as Vicki M. Carroll), a single woman ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of the **VICKI C. MANNING REVOCABLE TRUST #1**, and their successors, heirs and assigns. The real estate is described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 301 on the plan of Seven Hills, Section 6, of record in Book 2900, Page 107, Register's Office for said County.
>
> SAID Lot No. 301 fronts 135.8 feet on the northwesterly margin of Villa Green Drive, and extends back 423.6 feet on the northeasterly line and 374.6 feet on the southwesterly line to a dead line in the rear, measuring 122.0 feet thereon.
>
> Being the same property conveyed to Edwin B. Manning, Jr. and spouse, Vicki M. Carroll, by Warranty Deed from John W. Lewis and spouse, Barbara E. Devaney, of record in Book 8693, page 301, dated August 3, 1992, recorded on August 4, 1992, Register's Office for Davidson County, Tennessee. Edwin B. Manning, Jr. is deceased as of February 23, 2020.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-

Subscribed and sworn to before me this the 18th day of July, 2024.

Affiant

Notary Public My Commission Expires:

COVINGTON G. DISMUKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES DECEMBER 13, 2025

This is improved property, known as 4633 Villa Green Drive, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 18th day of July, 2024.

VICKI C. MANNING

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICKI C. MANNING**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of July, 2024.

Notary Public My Commission Expires:

COVINGTON G. DISMUKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES DECEMBER 13, 2025