QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1216574 DEEDQC
12/16/2024 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241216-0097387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Monica Winston (NAME)	**New Owner** (NAME)	**16109001700**
5428 Bradfield Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **MONICA WINSTON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **RICHARD MANSON, TRUSTEE,** HEREINAFTER CALLED THE GRANTEE, **TO CREATE A LIFE ESTATE INTEREST IN MONICA WINSTON FOLLOWED BY A SUCCESSOR LIFE ESTATE INTEREST TO DIANE INICO, AND THEREAFTER, A REMAINDER FEE SIMPLE INTEREST TO ANGELA NIETHA KIMBROUGH,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 61 on the plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for said County.

Said Lot No. 61 fronts 149 feet on the easterly side of Bradfield Drive and extends back 192.37 feet on the northerly line and 185 feet on the southerly line to a dead line, measuring 103.09 feet thereon.

Being the same property conveyed to Margaret Kinnard Winston and Monica Winston, as joint tenants, by Quitclaim Deed from Renard A. Hirsch, Sr., as trustee, of record in Instrument No. 20130918-0098497 in said Register's Office.

Margaret Kinnard Winston having since died on April 24th, 2022.

This is improved property commonly known as 5428 Bradfield Drive, Nashville, Tennessee 37220.

AND NOW I, **RICHARD MANSON,** THE SAID **TRUSTEE,** FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THIS CONVEYANCE, AS ABOVE SET OUT, DO HEREBY QUITCLAIM AND CONVEY A LIFE ESTATE INTEREST TO **MONICA WINSTON** FOLLOWED BY A SUCCESSOR LIFE ESTATE INTEREST TO **DIANE INICO,** AND THEREAFTER, A REMAINDER FEE SIMPLE INTEREST TO **ANGELA NIETHA KIMBROUGH,** HER HEIRS AND ASSIGNS, THE SAME PROPERTIES HEREINABOVE DESCRIBED AND SET FORTH, TO WHICH REFERENCE IS HERE MADE, AND SAID PROPERTY IS CONVEYED SUBJECT TO THE SAME LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES, AS ABOVE SET FORTH.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 12 day of Dec 2024.

Monica L Winston
Monica Winston

Richard Manson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MONICA WINSTON**, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December 2024.

Notary Public
My Commission Expires: July 3, 2028

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th day of December 2024.

Notary Public
My Commission Expires: July 3, 2028

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 12, 2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date 12/16/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 16th day of December 2024. **2024**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

