Karen Johnson Davidson County
Batch# 1245496 DEEDQC
03/10/2025 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250310-0017934

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.00.

Ronald Broadnax
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MARCH, 2025.

Jane
Notary Public

MY COMMISSION EXPIRES: 03/03/2026

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075
Reviewed by: Aric D. Hinson, Esq.

RITA FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

05-NSH25-09005

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ariel Manuel and Donald K. Broadnax, Jr. 544 Singer Drive Madison, TN 37115	New Owners	043-06-0-314.00

QUITCLAIM DEED

THIS INDENTURE made between, **Ariel Manuel, a single woman**, hereinafter "First Party", and **Ariel Manuel and Donald K. Broadnax, Jr., as joint tenants with rights of survivorship**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Madison Park Section 8, of record in Plat Book 4300, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 62 feet on the Southerly margin of Singer Drive and extends back 134.1 feet on the Westerly line and 133.8 feet on the easterly line, to a line on the rear on which it measures 62.0 feet

Being the same property conveyed to Ariel Manuel, a single woman, by Warranty Deed from Keyworks, LLC, a Tennessee limited liability company, dated February 21, 2025, and of record in Instrument No. 20250221-0013056 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 544 Singer Drive, Madison, TN 37115.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 10th day of March, 2025.

Ariel Manuel

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ariel Manuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 10th day of March, 2025.

Notary Public

My commission expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 10th, MARCH 2025.

Custodian's Signature 03/10/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 10th day of MARCH 2025.

Notary Public

MY COMMISSION EXPIRES: 06.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY