Karen Johnson
Batch # 1311556
08/19/2025 09:01:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250819-0065989

QUITCLAIM DEED

(Prepared from information provided by the **grantee**)

ADDRESS NEW OWNER IS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Brenda Jean Mann NAME	Same NAME	Map 133-12
3925 Scotwood Drive ADDRESS OR ROUTE NUMBER	 STREET ADDRESS	Parcel 236
Nashville, Tennessee 37211 (CITY) ST) (ZIP)	 (CITY) (ST) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in paid, the receipt of which is hereby acknowledged, I/we: Theodis Mann, Sr., by these presents do hereby quitclaim and convey unto Brenda J. Mann, her successors and assigns, all of my/our right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section Three, Greenwood Hills, of record in Book 5050, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Theodis Mann, Sr., and wife Brenda J. Mann by deed from Stephen V. Forte and wife, Robin Forte, as of record in Book 9725, Page 745, Register's Office for Davidson County, Tennessee;
1) Subject to Restrictive Covenants of record in Book 3251, Page 18, in Book 3255, Page 156, and in Book 5086, Page 766, said Register's Office.
2) Subject to sewer lines located across rear of said lot.
3) Subject to Plan of record in Book 5050, Page 10, said Register's Office.

This is improved property known as 3925 Scotwood Drive, Nashville, Tennessee 37211. The map number is 133-12, and the parcel number is 236.

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration of value which ever is greater, for this transfer is one dollar ($1.00).

Theodis Mann, Sr.
AFFIANT

Subscribed and sworn to before me, this the 28 day of July 2025.

My commission expires: _____
(Affix Seal) Ellen Turley
Notary Public

DOROTHY ELLEN TURLEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILSON
My Commission Expires June 3, 2029

Said property is conveyed subject to such limitations, restrictions, and encumbrances, as may affect the premises.

Witness my/our hand, this 28 day of July, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Theodis Mann

THEODIS MANN, SR.

DOROTHY ELLEN TURLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 3, 2029

Prepared By:
ATTORNEY ELLEN TAYLOR TURLEY
TURLEY LAW
1400 N. Mount Juliet Road, Suite 202
Mount Juliet, TN 37122
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(615) 852-5430

THIS IS A CONVEYANCE PURSUANT TO AN AGREEMENT OF THE PARTIES THAT IS A DISTRIBUTION OF APPRECIATED MARITAL PROPERTY PURSUANT TO THE TERMS OF AN AGREEMENT BETWEEN THE PARTIES PURSUANT TO THE TERMS OF A FINAL DECREE OF DIVORCE AND SUCH DISTRIBUTION IS FINAL.

THE PREPARER OF THIS DEED 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 WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, Ellen Turley, a Notary Public in and for said County and State, the within named Theodis Mann, Sr., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28 day of June, 2025.

DOROTHY ELLEN TURLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 3, 2029

Ellen Turley

NOTARY PUBLIC

My commission expires:_____