Karen Johnson Davidson County
Batch # 1330196 DEEDQC
10/03/2025 11:50:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251003-0079030

This document prepared by:
Tree Ring Legal
PO Box 744
Smyrna, TN 37167

Address of New Owner	Send Tax Bill to	Map/Parcel Number
Barrett Manning and Emily ~~Barrett~~ Manning KLC 348 Binkley Drive Nashville, TN 37211	Barrett Manning and Emily ~~Barrett~~ Manning KLC 348 Binkley Drive Nashville, TN 37211	147 01 0 126.00

This document was prepared with information from public record, and was not verified by a title search, survey, or other method.

Grantors: Barrett Manning and Emily ~~Barrett,~~ Manning a married couple

Grantees: Barrett Manning and Emily ~~Barrett,~~ Manning as Trustees of the Manning Family Trust dated September 12, 2025

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Pursuant to TCA § 67-4-409, the actual consideration of this transfer is $0 (zero dollars).

Affiant

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Sworn and subscribed before me on this the September 12, 2025.

Notary Public

My commission expires: 03/17/2029

Quitclaim Deed

For and in consideration of the sum of ten dollars, paid by the herein grantees, we, Barrett Manning do hereby convey to Barrett Manning and Emily ~~Barrett~~ Manning, Trustees of the Manning Family Trust dated September 12, 2025, all of our interest and title in a certain land described as follows to-wit:

Being Lot No. 3 82 on the Plan of Section Two, Caldwell Hall, as of record in Book 2900, page 96, Register's Office for said County.

Said Lot fronts 80 feet on the North side of Binkley Drive and runs back 125 feet on the West line and 170 feet on the East line to a dead line in the rear, which is a broken line, on which it measures 101.3 feet.

Being the same property conveyed to Barrett Manning and Emily ~~Barrett~~ Manning, a married couple, by Quitclaim Deed dated July 1, 2021, from Robert Lee Martin and Stacie Ethridge Martin, a married couple, of record in Instrument 20210726-010054, Register's Office for Davidson County, Tennessee.

This improved property is known as 348 Binkley Drive, Nashville, TN 37211.

Note: The purpose of this document is to transfer property into a revocable living trust.
Note 2: The Grantor and Grantee are the same person.

[Signatures on Next Page.]

~~Barrett~~ Manning

Emily ~~Barrett~~ Manning
am

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Katie L Clark, Notary Public, the within named Barrett Manning and Emily Barrett, the Grantors, with whom I am personally acquainted or proven to me with reasonable certainty, who acknowledged that they executed this instrument for the purposes therein contained.

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My commission expires: 03/17/2029