Karen Johnson Davidson County
Batch# 1345844 DEEDQC
11/13/2025 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251113-0090665

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.
And this transfer is exempt under Tenn Code Ann § 67-4-409(C)(vi).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2025.

Russell L. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

My Commission Expires: _____

Notary Public

ADDRESS NEW OWNERS:
Manley Family Revocable Trust
700 Vintage Green Lane, Unit A304
Franklin, TN 37064

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
105100B00900C0

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **RAYMOND B. MANLEY and PAMELA J. MANLEY**, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Manley Family Trust**, a revocable trust under agreement dated November 13, 2025, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

LAND in Davidson County, Tennessee, being Unit No. 7 in Waverly Place, a Private Element Horizontal Property Regime, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Waverly Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 26040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040429- 0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to RAYMOND B. MANLEY and wife, PAMELA J. MANLEY, by Warranty Deed from D H T Family Limited Partnership, of record as in Instrument No. 20070523-0061506, Register's Office for Davidson County, Tennessee.

This is improved property known as 2015-C Beech Ave, Nashville, TN 37204.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 13 day of November, 2025.

RAYMOND B. MANLEY

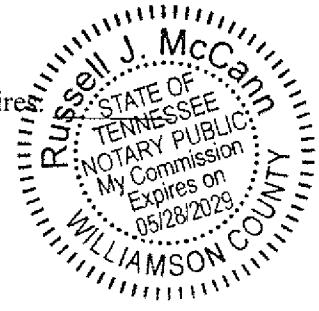
PAMELA J. MANLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, RAYMOND B. MANLEY and PAMELA J. MANLEY, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of November, 2025.

My Commission Expires:



Notary Public

Certificate of Authenticity

I, Russell T. McCann, 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

11-13-25.

Date

Affiant Signature

11-13-25

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of November, 2025.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)