QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1354644 DEEDQC
12/05/2025 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251205-0096931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mimi O. Manzler and J. Scott Manzler	**Same as New Owner**	
(NAME)	(NAME)	
5402B Michigan Avenue		**091 07 0 517.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIMI O. MANZLER (ALSO KNOWN AS MARIAN O. MANZLER) AND J. SCOTT MANZLER, A MARRIED COUPLE,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **MIMI O. MANZLER (ALSO KNOWN AS MARIAN O. MANZLER) AND J. SCOTT MANZLER, A MARRIED COUPLE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1307, Block No. 180, PLAN 1, WEST NASHVILLE, as of record in Plat Book 57, Pages 74 and 75, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mimi O. Manzler (also known as Marian O. Manzler) and J. Scott Manzler, a married couple by Warranty Deed from William Davis Lamb, III and Ronald Coleman Jones, of record in Instrument No. 20241226-0099299, in the Register's Office for Davidson County, Tennessee. Grantors do hereby execute this deed to correct their address above.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 5402B Michigan Avenue, Nashville, TN 37209.

Witness my/our hand(s) this the 4th day of December, 2025.

Mimi O. Manzler (a/k/a Marian O. Manzler)

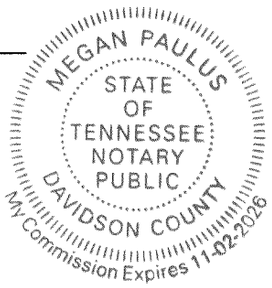
J. Scott Manzler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2025, before me personally appeared Mimi O. Manzler (a/k/a Marian O. Manzler), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2025.

Notary Signature
My commission expires:

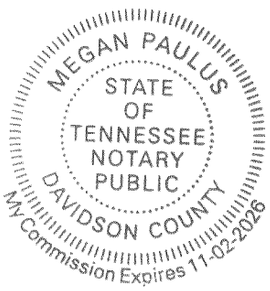


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2025, before me personally appeared J. Scott Manzler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2025.

Notary Signature
My commission expires:



RETURN TO:
Mimi O. Manzler and J. Scott Manzler
5402B Michigan Avenue
Nashville, TN 37209

True Copy Certification

I, **Megan Paulus,** 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 this the 4th day of December, 2025.

Affiant Signature
Date 12/4/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4th day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026