This Instrument Prepared By:

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401 Commerce Street, Suite 710
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Karen Johnson Davidson County
Batch # 1378352 DEEDQC
02/09/2026 02:21:22 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009553

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Manis Community Property Trust David L. Manis, Trustee Tina D. Manis, Trustee 123 Tamaras Way Hendersonville, TN 37075	Same as Owner.	Map: 42-4 Parcel: 49

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **David L. Manis and Tina D. Manis**, as Grantors, by these presents do hereby quitclaim and convey unto **The Manis Community Property Trust, Under Agreement Dtd. February 5th, 2026**, as Grantee, all of their right, title and interest in certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described in the Exhibit "A" attached hereto.

This conveyance is of improved real property located at 400 E. Campbell Road, Madison, Tennessee 37115.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS our hands this 5th day of February, 2026.

David L. Manis

Tina D. Manis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sadie Guzik, a Notary Public in and for said County, **David L. Manis**, and **Tina D. Manis**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2026.

Notary Public

My Commission Expires: 07/06/2026

SADIE MARIE GUZIK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(1)(C)(vii), Tennessee Code Annotated.

David L. Manis, Trustee

Subscribed and sworn to before me, this 5th day of February, 2026.

Notary Public

My Commission Expires: 07/06/2026

SADIE MARIE GUZIK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-6-2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as following, to wit:

Being the west part of Lot No. 22 on the Map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, Pages 38 and 39, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Amqui Road, at the corner of Lots 21 and 22; thence with the line between said lots, north 3 degrees east 458 feet, more or less, to the south line of Lot No. 17; thence with the south line of the same, South 86 ¾ degrees east 139.4 feet to a point; thence south 2 degrees 56' west 456 ½ feet, more or less, to the north margin of Amqui Road; thence with the margin of the same; north 86 degrees 45' west to 140 feet to the point of beginning.

BEING the same property conveyed to **David L. Manis and Tina D. Manis, husband and wife,** by Warranty Deed from **William Homer Ellis, Jr, Joann Haddock Mason, Ralph Edward Haddock, Patricia Diane Gregory Robinson, Linda Jean Markham, Bertha Pauline Curran** dated August 16, 2001, in Deed Book 20010820, Page 0089681, Register's Office for Davidson County, Tennessee.

The foregoing description was taken from the prior deed of record. *See* T.C.A. Section 66-24-121.