Karen Johnson Davidson County
Batch # 1378354 DEEDQC
02/09/2026 02:22:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009555

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
David L. Manis, trustee Tina D. Manis, trustee 123 Tamaras Way Hendersonville, TN 37075	Same as Owner.	043-09-0-184.00

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 a 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 203 Dupont Avenue, 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, as 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 Lot No. 13 on the Map of Woodlawn Estates, Block "C"{ of record in Plat Book 843, Page 82, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to **David L. Manis and Tina D. Manis, husband and wife,** from **Rebecca Inez Haynes** by Warranty Deed dated October 6th, 2014, instrument number 20141007-0092747, Register's Office for Rutherford County, Tennessee.

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