QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1393365 DEEDQC
03/16/2026 02:33:30 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20260316-0020840

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 2026.

Notary Public

MY COMMISSION EXPIRES: May 9, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300 Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Terri Denise White-Greer	**New Owner**	**081-06-0-177.00**
(NAME)	(NAME)	
2534 Queen Bee Drive		
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **ROSE E. WISEMAN, A WIDOWED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **RICAHRD MANSON, TRUSTEE**, HEREINAFTER CALLED THE GRANTEE, **TO CREATE A LIFE ESTATE INTEREST IN ROSE E. WISEMAN WITH THE REMAINDER INTEREST TO TERRI DENISE WHITE-GREER,** HER HEIRS AND ASSIGNS, ALL OF HER RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Kellow Gardens, Section One, of record in Book 3500, page 110, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rose E. Wiseman and husband, George Wiseman by quitclaim deed from Rose Wiseman and husband George Wiseman and Teia Wilson-Lymon, married, recorded with the Office of the Register of Deeds, Davidson County, Tennessee in Instrument Number 20081202-0116691.

George Wiseman died on January 16, 2017.

This property is improved property commonly known as 1107 Kellow Street, TN 37208.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 13th day of March 2026.

Rose E Wiseman

ROSE E. WISEMAN, GRANTOR

RICHARD MANSON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROSE E. WISEMAN,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of March 2026.

Notary Public

My Commission Expires: May 9, 2026

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD MANSON,** the within named Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of March 2026.

Notary Public

My Commission Expires: May 9, 2026

SHAKIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Jennifer Chandler -Cole**, do hereby make an 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 March 13, 2026.

Name: **Jennifer Chandler -Cole**
Title: **Authorized Agent**

Date March 16, 2026

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on March 16, 2026.

Notary Public: **Tuwana J. Bryant**

