Karen Johnson Davidson County
Batch# 1400485 DEEDQC
04/02/2026 11:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260402-0026468

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

QUITCLAIM DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.

ROY R. MANNING, III, Affiant

Subscribed and sworn to before me,
this 1st day of April, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Roy R. Manning, III, as Trustee of the Roy R. Manning, III Exempt Trust 108 Iroquois Court Nashville, TN 37205	Roy R. Manning, III, as Trustee of the Roy R. Manning, III Exempt Trust 108 Iroquois Court Nashville, TN 37205	118-03-076.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **Roy Manning, III, Trustee of the JANE D. MANNING PRESERVATION TRUST dated October 30, 2009** (the "Grantor"), hereby forever quitclaim, release, and convey unto **Roy R. Manning, III, as Trustee of the ROY R. MANNING, III EXEMPT TRUST created under the Jane D. Manning Preservation Trust Agreement dated October 30, 2009**, and its successors and assigns (the "Grantee"), all of the Grantor's right, title, and interest in and to certain real property located in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 21 on the Plan of Bransford Industrial Park, of record in Plat Book 4460 at page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Roy R. Manning, III, Trustee of the Family Trust under the Roy R. Manning, Jr. Preservation Trust Agreement dated October 30, 2009 to Roy Manning, III, Trustee of the Jane D. Manning Preservation Trust dated October 30, 2009 by deed dated November 11, 2022, recorded as Instrument No. 20221129-0125226, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 509 Ligon Drive, Nashville, Tennessee 37204.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this 1st day of April, 2026.

Roy Manning, III, Trustee of the Jane D. Manning Preservation Trust Dated October 30, 2009

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roy Manning, III, Trustee of the Jane D. Manning Preservation Trust Dated October 30, 2009**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath state that he has executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 1st day of April, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 April 1, 2026

4/1/2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 4th day of April, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

