Karen Johnson Davidson County
Batch# 1448117 DEEDQC
07/16/2026 03:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260716-0064685

PREPARED BY:

Cameron G. Waltman, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Julie Manning Kelly
AFFIANT

Subscribed and sworn to before me on this day, July 15, 2026.

Hannah Jones
Notary Public

HANNAH JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMM. EXPIRES OCTOBER 24, 2026

My Commission Expires: _____

New Owner Address:
Manning Family Trust
2105 Lakeshore Drive
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map-Parcel Number:
053 08 0A 013.00

QUITCLAIM DEED

Julie Kelly, a single woman ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Manning Family Trust**, dated July 15, 2026 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 15, 2026**.

Julie Kelly

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Julie Kelly**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 15, 2026.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 2105 of Lakeshore Pointe Condominiums, Phase One, created under Title 66, Chapter 27, Section 101 at seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11053, page 690, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the plat of Lakeshore Pointe Condominiums, Phase One, of record in Plat Book 9700, page 704, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Julie Kelly, a single woman, from Christopher T. Tichenor and Kelley D. Tichenor, husband and wife, by deed of record in Instrument No. 20250319-0019376, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 2105 Lakeshore Drive, Old Hickory, TN 37138.

CERTIFICATE OF AUTHENTICITY

I, Cameron G. Waltman, Esq., do hereby make oath that I am a licensed attorney and 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 July 15, 2026.

Cam Waltman
Affiant Signature

7/15/16
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 15, 2026.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028