This Instrument Prepared By:
Access Title & Escrow, Inc
300 South Jackson Street
Tullahoma, TN 37388

Send Tax Bills to Property Owner:
Richard Manning Trust
95 Victoria Park
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1451257 DEEDQC
07/23/2026 01:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260723-0067034

QUITCLAIM DEED

Map & Parcel No:104-14-0G-056.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **RICHARD MANNING AND CONNE MANNING, HUSBAND AND WIFE**, does hereby quitclaim and convey all of their rights, title and interest unto **THE RICHARD L MANNING REVOCABLE TRUST**, the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 97 on the Revised Final Plan of Whitworth, of record in Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Subject to Easements of record in Book 4177, page 148 and Book 8486, page 315; to Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 631; to Designation and Agreement of record in Book 8830, page 270; to Restrictive Covenants and By Laws of record in Book 8830, page 249, Book 8026, page 305, Book 8047, page 243, Book 9778, page 27, Book 8282, page 45, Book 9144, page 153, Book 9778, page 27, Instrument No. 20020812-0097386, Instrument No. 20100615-0046543, Instrument No. 20160919-0098409, Instrument No. 20170720-0073719, and Instrument No. 20260115-0003721; to Charter of Whitworth Homeowners Association of record in Book 8090, page 691 and Book 8283, page 523; to Easement for Water Mains and Appurtenances of record in Book 7868, page 959; to Sewer Easement of record in Book 3467, page 194, Book 3505, page 338, Book 3467, page 204, and Book 3573, page 442; to Deed of Conveyance to Department of Water and Sewerage Services of record in Book 8486, page 311; to Dedication of Common Areas to The Whitworth Homeowners Association, Inc. of record in Book 9778, page 29; and Matters as shown on plat of record in Plat Book 7900, pages 140-144, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to RICHARD MANNING AND CONNE MANNING, HUSBAND AND WIFE, by deed of record in Instrument No. **20260708-0061745** said Register's Office.

This is improved (X) or unimproved ( ) property, known as:
95 Victoria Park, Nashville, TN 37205

IN WITNESS WHEREOF, Grantors has caused this Warranty Deed to be executed on the 14th day of July, 2026.

Richard Manning

Conne Manning

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said county and state, the within named RICHARD MANNING AND CONNE MANNING, HUSBAND AND WIFE the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 14 day of July, 2026.

Notary Public
My commission expires:

JARED M. HOOD
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES 02/02/28

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and Subscribed before me, this 14 day of July, 2026.

Notary Public
My commission expires:

JULIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
FRANKLIN COUNTY
MY COMMISSION EXPIRES 02/02/30

Tennessee Certification of Electronic Document

I, Victoria King, do hereby make oath that I am 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 07/14/2026.

07/14/2026
Date

Affiant

STATE OF TENNESSEE
COUNTY OF COFFEE

Sworn to and subscribed before me this 21st day of June, 2026.

Notary Signature
My Commission Expires:

