THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 150 Fourth Avenue North, Suite 1820 Nashville, TN 37219; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
Rodney Garrett	-Same-	092-10-0H-027.00-CO
4117 Hillsboro Pike, Suite 103261		
Nashville, TN 37215		

Karen Johnson Davidson County
Batch# 223429 **DEEDQC**
04/29/2019 01:38:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190429-0039292

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, we, **RODNEY GARRETT** and **SHANNON GARRETT**, (hereinafter, the "Grantors"), do hereby convey **RODNEY GARRETT**, an individual (hereinafter, the "Grantee"), all of the Grantors' right, title and interest in and to the following described tract or parcel of land, located in Davidson County, State of Tennessee, described as follows, to wit:

> Land situated in Davidson County, Tennessee, being Unit 27, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180413-0035156 and First Amendment record in Instrument No. 20181228-0125893 in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Rodney Garrett and Shannon Garrett by Special Warranty Deed dated April 11, 2019, from CJ Clifton Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190417-0035423.

This is improved property located in Davidson County, Tennessee, believed to be **2521 Clifton Ave, Unit 302, Nashville, Tennessee 37209**.

Said property is also conveyed subject to any and all other limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the ~~25~~ 29th day of April, 2019.

RODNEY GARRETT

SHANNON GARRETT

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RODNEY GARRETT**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this ~~25~~ 29th day of April, 2019.

Notary Public

My Commission Expires: 9/6/22

ERIN M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHANNON GARRETT**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this ~~25~~ 29th day of April, 2019.

Notary Public

My Commission Expires: 9/6/22

ERIN M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this

29
~~25~~th day of April, 2019.

Notary Public

My Commission Expires: 9/16/22

ERIN M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY