THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 242508 DEEDQC
06/12/2019 01:32:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190612-0056488

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Christina Tallent Marion B. Tallent, Jr. Marion B. Tallent, III 1025 Beech Tree Lane Brentwood, TN 37027	Same	092100H01000CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christina Tallent,** by these presents does hereby quitclaim and convey unto **Christina Tallent and Marion B. Tallent, Jr., Husband and wife, and Marion B. Tallent, III, unmarried, Joint tenants with right of survivorship,** their heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit 13, 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, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to CJ Clifton Partners, LLC by Warranty deed from H. Calister Turner, III of record in Instrument No. 20160907-0094309 Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 7, 2016.

Being a portion of the same property conveyed to CJ Clifton Partners, LLC by Quitclaim deed from H. Calister Turner, III of record in Instrument No. 20160907-0094310 Register's Office for Davidson County, Tennessee, dated September 2, 2016 and recorded on September 7, 2016.

Being the same property conveyed to Christina Tallent by Special Warranty Deed from CJ Clifton Partners, LLC of record in Instrument No. 20190416-0034950 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 16, 2019.

Being also known as 2519 Clifton Ave. Unit 13, Nashville, TN 37209.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this the 11 day of June 2019.

Notary Public

My commission expires:
(Affix Seal)

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11 day of June 2019.

Christina Tallent
Christina Tallent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Christina Tallent,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 11 day of June 2019.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021