This Instrument Prepared By:
FIDELIS LAW, PLLC
216 CENTERVIEW DRIVE, SUITE 317
BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 350603 **DEEDQC**
01/30/2020 10:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200130-0011138

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel**
MARION BEVERLY TALLENT JR. and CHRISTINA YNARES TALLENT 1025 Beechtree Lane Brentwood, Tennessee 37027	SAME	171-08 Group A 87-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to Tenn. Code Ann. §67-4-409(3)(A)(iii).

Marion B. Tallent, Jr.

Sworn to and subscribed before me this 29th day of January 2020.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2020

QUITCLAIM DEED

BE IT KNOWN THAT I, CHRISTINA Y. TALLENT, am the sole owner of the property herein described. It is my express desire to convey to my spouse, MARION B. TALLENT JR., a tenancy by the entireties interest in said property.

THEREFORE, FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of creating tenancy by the entireties with my spouse, I, CHRISTINA Y. TALLENT, by these presents do hereby quitclaim and convey unto ROBERT M. PAUTIENUS III, Trustee, his successors and assigns, all my right, title and interest in and to the following parcel of land in Davidson, Tennessee, more particularly described to-wit:

> Land in Davidson County, Tennessee, Being Lot No. 87 on the plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CHRISTINA Y. TALLENT by MARION B. TALLENT, by Quitclaim Deed of record in Instrument #20010606-0059520, Register's Office for Davidson County, Tennessee.

The foregoing description is taken verbatim from the prior deed of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all terms set out on any applicable plat of record.

AND NOW, I, ROBERT M. PAUTIENUS III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto MARION BEVERLY TALLENT JR. and wife, CHRISTINA YNARES TALLENT, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This is improved property known as 1025 Beechtree Lane, Brentwood, Tennessee 37027.

WITNESS OUR HANDS this 29th day of January 2020.

CHRISTINA Y. TALLENT

ROBERT M. PAUTIENUS, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal at Brentwood, Tennessee, this 29th day of January 2020.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. PAUTIENUS III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 29th day of January 2020.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021