This Instrument Prepared By:
FIDELIS LAW, PLLC
216 Centerview Drive
Suite 317
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument 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

20200130-0011139

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MARION BEVERLY TALLENT JR. , Trustee CHRISTINA YNARES TALLENT, Trustee TALLENT REVOCABLE TRUST dated November 15, 2019 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 T.C.A. § 67-4-409[a][3][F]).

Marion Beverly Tallent, Jr.
MARION BEVERLY TALLENT JR.

Sworn to and subscribed before me this January 29, 2020.

Notary Public

My Commission Expires:

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, MARION BEVERLY TALLENT JR. and wife, CHRISTINA YNARES TALLENT, do hereby transfer, quitclaim and convey any and all right, title and interest owned by us in and to that certain real estate located in Davidson County, Tennessee, to MARION BEVERLY TALLENT JR. and CHRISTINA YNARES TALLENT, TRUSTEES of the TALLENT REVOCABLE TRUST, dated November 15, 2019 and any amendments thereto, as tenants by the entireties, being more particularly described as follows:

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 MARION BEVERLY TALLENT JR. and wife, CHRISTINA YNARES TALLENT by ROBERT M. PAUTIENUS III, Trustee, by Quitclaim Deed of record in Instrument #20200130-0611138, 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.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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

WITNESS OUR HANDS this January 29, 2020.

By: Marion Beverly Tallent Jr
MARION BEVERLY TALLENT JR.

Christina Ynares Tallent
CHRISTINA YNARES TALLENT

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 MARION BEVERLY TALLENT JR. and CHRISTINA YNARES TALLENT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC
My Commission Expires: _____

