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.

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Karen Johnson Davidson County
Batch# 350603 DEEDQC
01/30/2020 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200130-0011140

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	172-12-D-18 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 III
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, CHRISTINA TALLENT (Being one and the same as CHRISTINA YNARES TALLENT) and husband, MARION B. TALLENT (Being one and the same as MARION B. TALLENT JR.), 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 Unit No. B-8 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to CHRISTINA TALLENT and husband, MARION B. TALLENT by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument 20041025-0128064, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Matters shown on plan of record as Instrument No. 20031120-0169460 and as Exhibit "B" to supplemental of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee; and
2. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee; and
3. Master Deed and Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office and Supplemental Master Deed Restrictions of record as Instrument No. 20021226-0158459, in said Register's Office; and
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office and Supplemental Declaration of Charter of record as Instrument No. 20031212-0178492, in said Register's Office; and
5. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, in said Register's Office; and
6. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, in said Register's Office; and
7. Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

The foregoing description is taken 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: 7003 Lenox Village Drive, # B-8, Nashville, Tennessee 37211.

WITNESS OUR HANDS this January 29, 2020.

By: Christina Tallent
CHRISTINA TALLENT

Marion B Tallent
MARION B. 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 CHRISTINA TALLENT and MARION B. TALLENT JR. and, 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: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-19-2023