Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner Revocable Living Trust dated July 19, 2021 30 Burton Hills #575 Nashville, TN 37215	**129-11-0A-312-00-CO**	**Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner Revocable Living Trust dated July 19, 2021 30 Burton Hills #575 Nashville, TN 37215**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Turner, as to a 99% interest and Sherry Hughes as to a 1% interest, as joint tenants with rights of survivorship** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Jennifer Lynn Turner, Trustee of the Jennifer Lynn Turner Revocable Living Trust under agreement dated July 19, 2021** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

This is improved property known as 312 Cana Drive, Nashville, TN 37205

Karen Johnson Davidson County
Batch# 701323 DEEDQC
08/19/2021 12:40:46 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210819-0112471

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $-00-.

Jennifer L Turner
Affiant

Subscribed and sworn to before me this 27th day of July, 2021.

Analee Sureima
State of Tennessee Notary Public
Davidson County

Analee Sureima
Notary Public
My Commission Expires: 11/4/2023

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed effective this 27 day of July, 2021.

Jennifer L Turner
Jennifer Lynn Turner

Sherry Hughes
Sherry Hughes

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JENNIFER LYNN TURNER AND SHERRY HUGHES,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 27th day of July, 2021.

Avalee Suneima
Notary Public

My Commission Expires:
11/16/2023

Avalee Suneima
State of Tennessee Notary Public
Davidson County

EXHIBIT A

(Legal Description of the Property)

A certain condominium located in Davidson County, Tennessee, being Unit No. 312 of The Cloister at St. Henry, Phase IC, a horizontal property regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 6675, Page 173, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 2 on the plan of Phase 1-D, Fifth Revision, The Cloister at St. Henry, of record in Book 6250, Page 979, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jennifer Turner, as to a 99% interest and Sherry Hughes as to a 1% interest, as joint tenants with rights of survivorship by deed dated April 7, 2016, and recorded on April 12, 2016, from Marcella Swiggett, aka Marcella V. Swigggett and Ann Cummings, of record as Instrument Number 20160412-0034894, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) All restrictions of record; (2) All easements of record; (3) All visible easements; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.