Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1064156 DEEDQC
10/24/2023 09 42 36 AM 2 pgs
Fees $12 00 Taxes $0 00

20231024-0083154

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

M. Alexis Brannan
Affiant

Subscribed and sworn to before me, this 23rd day of October, 2023.

Notary Public

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa N. Valentine 414 Rosedale Avenue #304 Nashville, TN 37211	New Owner	105-16-0C-064.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Valentine, a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Lisa N. Valentine, an unmarried woman** their heirs and assigns, all of their interest in the following land:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 414304, Building No. C-2, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211-0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions, Restrictions and Bylaws. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Lisa N. Valentine, an unmarried woman and John Valentine, a married man, as joint tenants with right of survivorship by Warranty Deed from Makenzie

Collins, a single woman of record in Instrument No. 20221215-0129913 Register's Office for Davidson County, Tennessee, dated December 13, 2022 and recorded on December 15, 2022.

Said property has never been the marital or primary residence of Grantor.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of October 2023.

John Valentine

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~WILLIAMSON~~ Sarasota)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Valentine, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of October 2023.

CHELSEA MORROW
Notary Public - State of Florida
Commission # HH 419634
My Comm Expires Jul 10, 2027

Notary Public
My Commission Expires: July 10, 2027