Box 14
37366-4

QUITCLAIM DEED



Karen Johnson
Batch # 1160952
07/23/2024 11:57:33 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240723-0055362

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2024.

Notary Public

My commission expires: 7/17/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Nos.
Caitlin Tallent, William J. Tallent, Jr., and Marjorie L. Tallent	**Rocket Mortgage, LLC**	**098-05-0-094.00**
5072 Bell Road	**1050 Woodward Avenue**	
Hermitage, TN 37076	**Detroit, MI 48226-1906**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Caitlin Tallent, a single woman, as to an undivided one-half interest

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Caitlin Tallent, a single woman, as to an undivided one-fourth interest (the "Individual Interest") and William J. Tallent, Jr., and Marjorie L. Tallent, husband and wife, as to an undivided one-fourth interest (the "Entireties Interest"), with the Individual Interest, and Entireties Interest, as they relate to each other, being held as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Revision of Lots 216 through 219, Section 7 of Lake Park of record in Plat Book 5060, Page 22, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Caitlin Tallent, a single woman and Caroline Wilkinson, a single woman, as joint tenants with rights of survivorship by Warranty Deed dated December 9, 2020, from Benjamin Eaton and Amara Eaton f/k/a Amara Porter, husband and wife of record in Instrument No. 20201210-0144287, said Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is executed and delivered by Caitlin Tallen, a single woman to terminate the existing joint tenancy with rights of survivorship and to convey all her interest in said property to create a joint tenancy with rights of survivorship with her parents, William J. Tallent, Jr., and Marjorie L. Tallent, husband and wife.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is Improved (X) property, known as 5072 Bell Road, Hermitage, TN 37076.

Witness my/our hand(s) this 17th day of July, 2024.

Caitlin Tallent

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 **Caitlin Tallent,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th day** of **July, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24