QUITCLAIM DEED

Karen Johnson
Batch # 1206830
11/20/2024 08:54:18 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241120-0090045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clifton402 LLC, an Illinois limited liability company	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**092-06-0X-402.00-CO**
619 W 3rd St,		
(ADDRESS)	(ADDRESS)	
Coal Valley, IL 61240		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER M CRAMER AND STEPHANIE L CRAMER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CLIFTON402 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain Condominium located in Davidson County, Tennessee, being Unit No. 402 of The Thrive at City Heights Condominiums, 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 The Thrive at City Heights Condominiums of record in Instrument Number 20240926-0074753, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof; said Unit being depicted on Exhibit D to said Master Deed.

Being a portion of the same property conveyed to UP Partnership, GP., by Quitclaim Deed from Thrive at City Heights, LLC, a Tennessee limited liability company of record in Instrument No. 20220208-0014656, in the Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 08, 2022.

Further being the same property conveyed to Christopher M. Cramer and Stephanie L. Cramer, husband and wife by Warranty Deed from Up Partnership, GP, a Tennessee general partnership of record in Instrument No. 20241120 0090042, in the Register's Office for Davidson County, Tennessee, dated November 14, 2024 and recorded on Nov. 20, 2024.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2704 Clifton Ave #402, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 14 day of November, 2024.

Christopher M Cramer

Stephanie L Cramer

STATE OF ILLINOIS
COUNTY OF ROCK ISLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER M CRAMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2024.

Notary Public
My Commission Expires: 3-4-26
(SEAL)

OFFICIAL SEAL
STEVEN A. ROSALES
NOTARY PUBLIC-STATE OF ILLINOIS
MY COMMISSION EXPIRES 03-04-2026

STATE OF ILLINOIS
COUNTY OF ROCK ISLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE L CRAMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of November, 2024.

Notary Public
My Commission Expires: 3-4-26
(SEAL)

OFFICIAL SEAL
STEVEN A. ROSALES
NOTARY PUBLIC-STATE OF ILLINOIS
MY COMMISSION EXPIRES 03-04-2026

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206