QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1443042 DEEDQC
07/07/2026 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260707-0061251

File #26-DW-0623-O

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LEAH K. ROTH
Notary Public-State of Florida
Commission # HH 734672
My Commission Expires
October 26, 2029

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Petty	**Same as New Owner**	
(NAME)	(NAME)	
295 MC Davis Loop; Apt. 6208		**092 10 0H 008.00**
(ADDRESS)	(ADDRESS)	
Santa Rosa Beach, FL 32459		
(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, **JIMMY PETTY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **BRITTANY PETTY, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 8, as established in Declaration of Covenants, Conditions and Restrictions for CLIFTON CONDOS, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180413-0035156 and Scrivener's Affidavit recorded in Instrument No. 20230412-0026678, as Amended in Instrument No. 20181228-0125893 and Instrument No. 20190220-0015516, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brittany Petty and Jimmy Petty, a married couple, by Special Warranty Deed from CJ Clifton Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20190306-0020703, in the Register's Office of Davidson County, Tennessee, dated February 28, 2019 and recorded on March 06, 2019.

Brittany Petty and Jimmy Petty are now divorced, as evicenced in the Circuit Court of the First Judicial Circuit, in and for Walton County, Florida, Case No. 26-DR-000046.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ unimproved __X___ improved property known as: 623 26th Avenue North, Nashville, TN 37209.

Witness my/our hand(s) this the 19 day of June, 2026.

Jimmy Petty

STATE OF Florida

COUNTY OF Walton

LEAH K. ROTH
Notary Public-State of Florida
Commission # HH 734672
My Commission Expires
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On this 19 day of June, 2026, before me personally appeared Jimmy Petty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of June, 2026.

Notary Signature
My commission expires: Oct. 26, 2029

RETURN TO:
Brittany Petty
295 MC Davis Loop; Apt. 6208
Santa Rosa Beach, FL 32459

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/19/2026.

Affiant Signature – Joshua A. Terry

7/6/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/6/2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29