QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1472031 DEEDQC
09/11/2026 02:23:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260911-0084676

JM-IH-26-2704-402

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Rock Island

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF SEP, 20 26

Notary Public

MY COMMISSION EXPIRES: 7/01/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

OFFICIAL SEAL
KENNETH JOHN LEMEROND
Notary Public, State of Illinois
Commission No. 993023
My Commission Expires
July 01, 2028

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Marc Cramer and Stephanie Lynn Cramer, husband and wife	**Same As New Owner**	
(NAME) **619 West 3rd St,**	(NAME)	**092-06-0X-402.00-CO**
(ADDRESS) **Valley, IL 61240**	(ADDRESS)	
(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, **CLIFTON402 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CHRISTOPHER MARC CRAMER AND STEPHANIE LYNN CRAMER, HUSBAND AND WIFE** 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 the same property conveyed to Clifton402 LLC, an Illinois Limited Liability Company by Quitclaim Deed from Christopher M Cramer and Stephanie L Cramer, Husband and Wife of record in Instrument No. 20241120-0090045 Register's Office for Davidson County, Tennessee, dated November 14, 2024 and recorded on November 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 Unit 402, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 4 day of SEP, 2026

Clifton402 LLC
An Illinois limited liability company

By: Christopher Marc Cramer
Its: Member,

By: Stephanie Lynn Cramer
Its: Member

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Rock Island

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER MARC CRAMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CLIFTON402 LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 4 day of SEP, 2026.

Notary Public
My Commission Expires: 7/01/2028
(SEAL)

OFFICIAL SEAL
KENNETH JOHN LEMEROND
Notary Public, State of Illinois
Commission No. 993023
My Commission Expires
July 01, 2028

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Rock Island

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE LYNN CRAMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CLIFTON402 LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4 day of SEP, 2026.

Notary Public
My Commission Expires: 7/01/2028
(SEAL)

OFFICIAL SEAL
KENNETH JOHN LEMEROND
Notary Public, State of Illinois
Commission No. 993023
My Commission Expires
July 01, 2028

RETURN TO:

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