14-0288

This Instrument Prepared By and Return To:
Four Star Title LLC
2508 N. Mt. Juliet Road
Mt. Juliet TN 37122

BILL GARRETT, Davidson County
Trans:T20140054651 DEEDQC
Recvd: 07/29/14 10:43 3 pgs
Fees:17.00 Taxes:0.00
20140729-0067189

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
David Venus	Same	108 04 0A 058.00
808 Ragsdale Court		
Nashville TN 37214		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, David B. Venus and wife, Cassidy L. Alexander-Venus (formerly Cassidy L. Alexander) hereinafter called the GRANTOR, does hereby quitclaim and convey unto David B. Venus, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of FIRST REVISION, VILLAGES OF LARCHWOOD, PHASE II, SECTION II, as shown by plat of record in Plat Book 9700, Page 530 revised in Plat Book 9700, page 627, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David B. Venus, an unmarried man, and Cassidy L. Alexander, an unmarried woman, by Warranty Deed from Gary B. Felts, married, recorded May 24, 2012 in Instrument Number 20120524-0045081, Register's Office for Davidson County, Tennessee; and further conveyed to Gary B. Felts, a single man, by Warranty Deed from Jason A. Lee and wife, Amy Lee recorded March 3, 2008 in Instrument Number 20080303-0020992, Register's Office for Davidson County, Tennessee. David B. Venus and Cassidy L. Alexander are now married to one another..

This is improved property located at 808 Ragsdale Court, Nashville TN 37214.

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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, the GRANTOR(S) has hereunder set his/her/their hand(s) this 22 day of July, 2014.

David B. Venus

Cassidy L. Alexander-Venus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **David B. Venus,** to me personally known, or proved on the basis of satisfactory evidence, and are the ones described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 22ND day of July, 2014.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Cassidy L. Alexander-Venus,** to me personally known, or proved on the basis of satisfactory evidence, and are the ones described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 22ND day of July, 2014.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/6/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 22nd day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY