BILL GARRETT, Davidson County
Trans:T20150060073 DEEDQC
Recvd: 07/23/15 09:26 2 pgs
Fees:12.00 Taxes:0.00
20150723-0072177

QUITCLAIM DEED

FROM: **MARIANNE S. VENMAR, TRUSTEE**

TO: **KATHERINE VENMAR BANKAITIS**

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Katherine Venmar Bankaitis 807 18th Avenue South Unit 111 Nashville, TN 37203	SAME	92-16-0-C-11.1CO

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
404 James Robertson Parkway
Suite 1850
Nashville, Tennessee 37219
(615) 244-7708

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 23 DAY OF July, 2015.

L. Chandler, Dep Reg
~~**NOTARY PUBLIC**~~

~~My Commission Expires~~: _____

FOR AND IN CONSIDERATION of the premises, for love and affection and other good and valid consideration, the party of the first part hereto, Marianne S. Venmar, Trustee does hereby convey unto said party of the second part, Katherine Venmar Bankaitis, the parcel or Lot of land hereinafter described.

Land in Davidson County, Tennessee, being Unit No. 111, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record as Instrument No. 20041214-0148978, as amended in Instrument No. 20041216-0149823, as further amended in Instrument No. 20050504-0050222, re-recorded in Instrument No. 20051123-0142078, and as further amended in Instrument No. 20060109-0003220, and further described on plan of record attached to said Master Deed as Exhibit "E" in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Parking Space #24 is included as an appurtenance to this Unit in the Third Amendment to the Master of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with Unit and is not transferable in any fashion except with transfer of said Unit.

BEING the same property conveyed to Marianne S. Venmar, Trustee of the Marianne S. Venmar Revocable Family Living Trust, by deed from Carla S. Nunnally and husband, Jamison Huhner, dated 7/25/12 of record in Instrument No. 20110404-0025688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.
THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property, known as 807 18th Avenue South Condominiums, Unit 111, Nashville, TN 37203.

And now **Marianne S. Venmar, Trustee** convey unto **Katherine Venmar Bankaitis**, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19th day of June, 2015.

MARIANNE S. VENMAR, TRUSTEE

STATE OF VERMONT)
COUNTY OF Washington)

Personally appeared before me, a Notary Public in and for County and State, the within named, **MARIANNE S. VENMAR, TRUSTEE,** the grantor, 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 Montpelier, Vermont ~~Tennessee~~, this 19th day of June, 2015.

Notary Public

My commission expires 2.10.19

TRACIE A. WATSON NOTARY PUBLIC VERMONT