BILL GARRETT, Davidson County
Trans:T20170002742 DEEDQC
Recvd: 01/11/17 09:27 2 pgs
Fees:12.00 Taxes:0.00
20170111-0003056

Prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ -0-

X _____
Affiant

Subscribed and sworn to before me this 3 day of January, 2017.

_____
My commission expires: 4/1/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tina Lynn Venardi and Joseph Michael Venardi 243 Bell Road Nashville, TN 37217	SAME	150-1 211

QUITCLAIM DEED

For good and valid consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, MARTHA C. VENARDI, unmarried, as Grantor, by these presents, hereby quitclaim and conveys all of her rights, title and interests equally unto TINA LYNN VENARDI and JOSEPH MICHAEL VENARDI, 50% to each, as Tenants In Common, hereinafter referred to as the Grantees, in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lot No. 607 on the Plan of Edge-O-Lake Estates, Section XI, of record in Book 3842, page 190, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Martha C. Venardi by Quitclaim Deed from James W. Rutherford, Trustee, of record in Book 5947, page 846, Register's Office for Davidson County, Tennessee.

This is improved property known as 243 Bell Road, Nashville, TN 37217

Said property is conveyed subject to any limitations, easements, restrictions and encumbrances and any other matters of record as may affect the property.

IN WITNESS WHEREOF, I have hereunto set my hand this the 13 day of July, 2016.

Martha C. Venardi
MARTHA C. VENARDI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTHA C. VENARDI, 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee this the 13 day of July, 2016.

Emad Ayad
Notary Public

My Commission Expires: 5-8-17

