Karen Y Johnson Davidson County
Batch# 152995 DEEDQC
10/22/2018 09:19:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181022-0104309

QUITCLAIM DEED

From: PAULO F. VENTURA FRAZILLO

To: STEPHANIE G. VENTURA

This instrument prepared by:
Jill M. Hudson
136 Fourth Avenue, South
Franklin, Tennessee 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Stephanie G. Ventura 1608 Overcreek Court Nashville, TN 37217	Stephanie G. Ventura 1608 Overcreek Court Nashville, TN 37217	Map 149 Parcels 12-0B-052.00-CO

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled, Stephanie Gollobin Ventura v. Paulo Francisco Ventura Frazillo, Third Circuit Court for Davidson County, Tennessee, Docket No. 16CV-1825, Paulo Francisco Ventura Frazillo (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Stephanie Gollobin Ventura (the "Grantee") all of Grantor's right, title and interest in and to certain land in 1608 Overcreek Court, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Phase 2, Forest Cove, of record in Plat Book 9700, Page(s) 976 and 977, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paulo Ventura Frazillo and Stephanie Ventura, husband and wife by Warranty Deed from Robert W. Davenport and Sherrie Davenport, husband and wife, of record in Instrument No. 20170330-0030985, Register's Office for Davidson County, Tennessee, dated March 29, 2017 and recorded on March 30, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1608 Overcreek Court, Nashville, TN 37217.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE

WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.
THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 12 day of October 2018.

Paulo Francisco Ventura Frazillo

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Alejandra Anderson, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of October, 2018.

NOTARY PUBLIC

ALEJANDRA ANDERSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 1/30/2022

STATE OF TENNESSEE)
COUNTY OF Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 12 day of October, 2018.

NOTARY PUBLIC

1/30/2022
My commission expires

ALEJANDRA ANDERSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $0.