This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 246880 DEEDQC
06/21/2019 10:27:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190621-0060100

Address New Owners:

Nancy Ryans
8233 Wikle Rd E
Brentwood, TN 37027

Send Tax Bills to:
SAME

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Venture Partners, a Tennessee general partnership, does hereby quitclaim unto Nancy Ryans all its interest in the following described tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

4504 Xavier Dr, Antioch, TN 37013 **Map & parcel: 144-8-120**

Land in Davidson County, Tennessee, Lot No. 96 on the Plan of Oakwood Terrace, Section 2 as of record in Plat Book 4460, Page 118, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Venture Properties by Gary T Vaughn, attorney-in-fact for Ricky Vaughn, by instrument #20050516-0054687 of record in the Register's Office for Davidson County, TN.

2012 10th Av N, Nashville, TN 37208 **Map & parcel: 81-7-133**

Land in Davidson County, Tennessee, being the southerly 39 ½ feet of Lot No. 3 in Holt's unrecorded subdivision of Lots No. 8 & 11 in Owen's Buena Vista Plan of record in Book 15, Pages 10 & 11, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 3 fronts 39 ½ feet on the easterly side of 10th Avenue North, formerly Crooked Street, and runs back between parallel lines 129 feet to an alley, the northerly line of this lot being 284 southerly from the margin of Cass St.

Being the same property conveyed to Venture Properties by Johnny Burroughs, and wife, Linda Burroughs, by instrument #20060110-0003456 of record in the Register's Office for Davidson County, TN.

911 Joseph Av, Nashville, TN 37207 **Map & parcel: 82-3-65**

Land in Davidson County, Tennessee, described as Lot No. 78 on the Plan of Sharpe & Horns Second Addition to East Nashville, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Venture Properties by Chan McCullough, Trustee, by Trustee's Deed of record, instrument #20090223-0015433 recorded in the Register's Office for Davidson County, TN.

WITNESS our hands this 28th day of May, 2019.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chan McCullough, a partner in Venture Partners, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained by signing the name of the partnership, Venture Partners, by himself as partner.

Witness my hand and official seal at ~~Nashville~~ Brentwood, Tennessee, this 28 day of May, 2019.

Commission expires 9-25-21 Notary Public Kathryn H. Sloan

KATHRYN H. SLOAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Nancy M Pepus

AFFIANT

Subscribed and sworn to me this 28 day of May, 2019.

Commission expires 9-25-21 Notary Public Kathryn H. Sloan

KATHRYN H. SLOAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY