Prepared by and Return to
The Law Office of John Cobb Rochford
2200 Abbott Martin Rd., Ste. 201
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 278070 DEEDQC
08/30/2019 01:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190830-0087939

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Joseph Michael Venardi 243 Bell Road Nashville, TN 37217	Joseph Michael Venardi 243 Bell Road Nashville, TN 37217	150-01-0-211.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Tina Lynn Venardi**, (hereinafter referred to as "Grantor"), herein this day bargained, sold and does by these presents bargain, sell, remise, release, and forever **QUITCLAIM** to **Joseph Michael Venardi**, (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include his respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the improved real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2019 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

The sale of the Property is sold "**AS IS, WHERE IS**," without representations or warranties of any kind, including fitness for a particular use or purpose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the 28 day of August, 2019.

GRANTOR:

Tina Lynn Venardi

By: Tina Venardi

STATE OF Colorado)
)
COUNTY OF Boulder)

Before me, the undersigned Notary Public, personally appeared **Tina Lynn Venardi**, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Subscribed and sworn to before me this 28th day of August, 2019.

CHRIS PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184020488
MY COMMISSION EXPIRES

Notary Public

My Commission Expires: 5/15/2022

AFFIDAVIT OF VALUE

I, Tina Lynn Venardi, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $10.00. Tina Venardi

Subscribed and sworn to before me this 28th day of August, 2019.

CHRIS PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184020488
MY COMMISSION EXPIRES 5/15/2022

Notary Public

My Commission Expires: _____

EXHIBIT "A"

Legal Description of the Property

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

Being the same property conveyed to Tina Lynn Venardi and Joseph Michael Venardi from Martha C. Venardi by Quitclaim Deed in Instrument No. 20170111-0003056, Register's Office for Davidson County.

Address of Property: 243 Bell Road, Nashville, TN 37217

Tax Parcel Id: 150-01-0-211.00

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY