Karen Johnson Davidson County
Batch# 565789 DEEDQC
02/01/2021 04:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210201-0014593

Commitment Number: 27778679
Seller's Loan Number: 400551928

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jeffrey T. Venable and **Alexandrea Venable**, 1130 Sharpe Ave, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-01-0-358-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Jeffrey T. Venable and Alexandrea Venable, who incorrectly took title as Alexandrea Vanable, husband and wife, whose mailing address is **1130 Sharpe Ave, Nashville, TN 37206**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jeffrey T. Venable and Alexandrea Venable, husband and wife**, hereinafter grantees, whose tax mailing address is **1130 Sharpe Ave, Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1130 Sharpe Ave, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 201710260109978 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-01-0-358-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on January 11th, ~~2020~~ 2021

Jeffrey T. Venable

Alexandrea Venable, who incorrectly took title as Alexandrea Vanable

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan 11, 2021 by **Jeffrey T. Venable** and **Alexandrea Venable, who incorrectly took title as Alexandrea Vanable** who are personally known to me or have produced Driving License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

Exp: 3-8-2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 11 day of Jan, 20 21.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

Jeffrey T. Venable
Print Name

Notary Public

My commission expires:
3.8.2021

Gloria M. Jackson
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of J. B. Hancock's East End Addition of record in Book 57, Page 133, Registers Office for Davidson County, Tennessee. Said Lot No. 22 Fronts 50 feet on the Southwesterly margin of Sharpe Avenue and runs back 136.83 feet on the southeasterly line and 137.92 feet on the Northwesterly line, to an alley in the rear on which it measure 50 feet. Being the same parcel conveyed to Jeffrey T. Venable and Alexandrea Vanable from Jeffrey T. Venable, by virtue of a deed dated 10/26/2017, recorded 10/26/2017, as instrument no. 20171026-0107798 county of Davidson, state of Tennessee. Assessor's Parcel No: 083-01-0-358-00

True Copy Cerification

I, Wendy Martin, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Wendy Martin
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Wendy Martin, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lissette Anne Moree
Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries