Karen Johnson Davidson County
Batch# 849867 DEEDQC
05/03/2022 09:32:30 AM 11 pgs
Fees: $57.00 Taxes: $0.00
20220503-0051052

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

72053508-82463835

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Troy Vennon, Amy Vennon, Ryan McGowen, Michelle McGowen, Nicholas Ashford and Dorothy Ashford
2115 Alum Village Dr., Lewis Center, OH 43035

Real Estate Tax ID Number: **072103B00300CO**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This is not a transfer of interest. This deed is being recorded to correct the last name of Amy Vennon and the first name of Nicholas Ashford and the Grantors/Grantees remain the same.

THIS QUITCLAIM DEED, made this 8 day of April, 2022, by and between **Troy Vennon and Amy Vennon, husband and wife, Ryan McGowen and Michelle McGowen, husband and wife, Nicholas Ashford and Dorothy Ashford, husband and wife, who erroneously acquired title as Troy Vennon, a single man, Amy Heuser, a single woman, and Ryan McGowen and Michelle McGowen, husband and wife, and Nic Ashford and Dorothy Ashford, husband and wife,** whose post office address is **2115 Alum Village Dr., Lewis Center, OH 43035, 6180 Beaumont Square, Lewis Center, OH 43035, and 2589 Sandhurst, Lewis Center, OH 43035,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Troy Vennon and Amy Vennon, husband and wife, Ryan McGowen and Michelle McGowen, husband and wife, Nicholas Ashford and Dorothy Ashford, husband and wife,** whose post office address is, **2115 Alum Village Dr., Lewis Center, OH 43035, 6180 Beaumont Square, Lewis Center, OH 43035, and 2589 Sandhurst, Lewis Center, OH 43035,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1037 Fairwin Ave., Nashville, TN 37216

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

_____(SEAL)
Troy Vennon

STATE OF Ohio

COUNTY Delaware, to wit:

Personally appeared before me, a Notary Public of said county and State, **Troy Vennon**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public ~~Teri M Bradham~~ TB

Name: Teri M Bradham

Commission Expiration Date: 2-16-2025

NOTARY PUBLIC STATE OF OHIO

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2025

DR1 72053508QC101010512
202205030051052

Amy Vennon (SEAL)

Amy Vennon

STATE OF Ohio

COUNTY Delaware, to wit:

Personally appeared before me, a Notary Public of said county and State, **Amy Vennon**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:

Teri M Bradham

Notary Public

Name: Teri M Bradham

Commission Expiration Date: 2-16-2025

NOTARY PUBLIC STATE OF OHIO

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2025

DR1 72053508QC101010612

202205030051052

Michelle McGowen (SEAL)
Michelle McGowen

STATE OF Ohio

COUNTY Delaware, to wit:

Personally appeared before me, a Notary Public of said county and State, **Michelle McGowen**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Teri M Bradham

Notary Public

Name: Teri M Bradham

Commission Expiration Date: 2-16-2025

NOTARY PUBLIC STATE OF OHIO

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2025

DR1 72053508QC101010812
202205030051052

_____ (SEAL)
Ryan McGowen

STATE OF Ohio

COUNTY Delaware, to wit:

Personally appeared before me, a Notary Public of said county and State, **Ryan McGowen**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Teri M Bradham
Rm

Notary Public

Name: Teri M Bradham

Commission Expiration Date: 2-14-2025

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2025

DR1 72053508QC101010712
202205030051052

(SEAL)
Dorothy Ashford

STATE OF Ohio

COUNTY Delaware ~~to wit:~~

Personally appeared before me, a Notary Public of said county and State, **Dorothy Ashford**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

Name: Teri m Bradham

Commission Expiration Date: 2-16-2025

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2025

DR1 72053508QC101011012

202205030051052

Nicholas Ashford (SEAL)

Nicholas Ashford

STATE OF Ohio

COUNTY Delaware ~~to wit~~:

Personally appeared before me, a Notary Public of said county and State, **Nicholas Ashford**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Teri M Bradham

Notary Public

Name: Teri M Bradham

Commission Expiration Date: 2-16-2025

NOTARY PUBLIC STATE OF OHIO

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2025

DR1 72053508QC101010912

202205030051052

AFFIDAVIT OF CONSIDERATION

STATE OF ~~TENNESSEE~~ JB OHIO
COUNTY OF Delaware to wit:

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

_____(SEAL)

Troy Vennon

Subscribed and sworn to before me on this the 8 day of April, 20 22.

_____
Notary Public

NAME: Teri M Bradham

My Commission Expires: 2-16-2025

NOTARY PUBLIC STATE OF OHIO

TERI M BRADHAM
Notary Public
State of Ohio
My Comm. Expires
February 16, 2025

DR1 72053508QC101011112
202205030051052

EXHIBIT A

Legal Description:

Tax Id Number(s): 072103B00300CO

Land situated in the County of Davidson in the State of TN

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 3, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 2619 GALLATIN PIKE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20160826-0089504, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE WITH PLAT ATTACHED AS EXHIBIT "B" TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Parcel Identification Number: 072103B00300CO
Commonly Known As: **1037 Fairwin Ave., Nashville, TN 37216**

Being the same property conveyed to Troy Vennon, a single man, Amy Heuser, a single woman, and Ryan McGowen and Michelle McGowen, husband and wife, and Nic Ashford and Dorothy Ashford, husband and wife, by deed dated April 12, 2018 of record in Deed Instrument/Case No. 20180417-0036221, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Betsy Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/8/2022 (date of document).

Affiant Signature

Apr 19, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 19 day of April, 2022

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026