Karen Johnson Davidson County
Batch# 1082679 DEEDQC
12/15/2023 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231215-0097055

NEW OWNER:

Lavina Lee Venable
123 Jacksonian Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map: 74-4
Parcel: 12

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 North Mount Juliet Road
Mount Juliet, Tennessee 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **STANLEY STEVEN VENABLE and ANTHONY SEE VENABLE,** hereinafter called the Grantors, have quitclaimed all of their interest to **LAVINA LEE VENABLE,** hereinafter called the Grantee, her heirs and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1047 on the Plan of Hermitage Hills, Section 10, as of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot 1047 fronts 82.26 feet on the easterly margin of Jacksonian Drive and extends back 167.67 feet on the northerly line and 171.5 feet on the southerly line to a dead line in the rear on which it measures 82.49 feet.

Being part of the same property conveyed to Elmer Stanley Venable and wife, Dannie L. Venable, by Warranty Deed from Edward Lee Hunley, Jr. and wife, Shirley Dianne Hunley, dated June 22, 1988, of record as Book 7583, Page 597, Register's Office for Davidson County, Tennessee. Elmer Stanley Venable died on July 7, 1995, leaving Dannie L. Venable as the surviving tenant by the entirety.

Dannie L. Venable died intestate in Davidson County, Tennessee on June 28, 2023. Affidavits of Heirship are of record as Instrument 20231204-0093184 and 20231204-0093185. Dannie L. Venable and Dannie Lovina Venable being one and the same person.

This is improved property known as 123 Jacksonian Drive, Hermitage, Tennessee 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 14th day of December, 2023.

STANLEY STEVEN VENABLE

ANTHONY SEE VENABLE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **STANLEY STEVEN VENABLE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 14th day of December, 2023.

Notary Public

My commission expires: _____

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ANTHONY SEE VENABLE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 14th day of December, 2023.

Notary Public

My commission expires: _____

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 14th day of December, 2023.

Notary Public

My commission expires: _____

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/14/23.

Date

Celia Stewart-Rouse

Affiant Signature

12/14/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14th day of December, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY