Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Colton William Venner and Leah Ann Leiding, Co-Trustees 1413 Greenwood Avenue Nashville, TN 37206-2329	**083 02 0 043.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Colton Venner and Leah Leiding, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Colton William Venner and Leah Ann Leiding, Co-Trustees of the Venner Family Revocable Trust dated April 3, 2024** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1413 Greenwood Avenue, Nashville, TN 37206-2329**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Karen Johnson
Batch # 1124261
04/18/2024 08:29:17 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240418-0027581

Subscribed and sworn to before me this 3rd day of April, 2024.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7-7-25

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 3rd day of April, 2024.

COLTON VENNER

LEAH LEIDING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Colton Venner and Leah Leiding**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 3rd day of April, 2024.

Notary Public

My Commission Expires:
7.7.25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being the easterly 46 feet of Lot No 2 and the westerly 6 feet of Lot No 3, on the Plan of H. M. Doaks Subdivision, of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of Lot Nos. 2 and 3 front together 52 feet on the North side of Greenwood Avenue and run back between parallel lines 200 feet to an alley

This conveyance is subject to.

- Taxes for the year 2024 and subsequent years, a lien due and payable
- Subject to all matters shown on the Plan of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

BEING the same property conveyed to Colton Venner and Leah Leiding, husband and wife (as tenants by the entirety) from Megan E. Welsh, a married woman, by warranty deed filed for record on October 19, 2023, Instrument Number 20231019-0082092, as of record in the Register's Office for Davidson County, Tennessee.