QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1137451 DEEDQC
05/21/2024 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240521-0037601

File #24-TLC-2903-REF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott A. Vennell and Nicole M. Vennell	**Same as New Owner**	
(NAME)	(NAME)	
2903A Davis Avenue		**072 10 1C 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT A. VENNELL, A MARRIED MAN AND RYAN J. VENNELL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **SCOTT A. VENNELL AND NICOLE M. VENNELL, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 2903 DAVIS AVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2903 DAVIS AVE, a Horizontal Property Regime, of record in Instrument No. 20171204-0123341 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Scott A. Vennell, an unmarried man and Ryan J. Vennell, an unmarried man, by Warranty Deed from Brian Brickel and Caitlin Elizabeth Brickel, Husband and Wife, of record in Instrument No.20210401-0043379, in the Register's Office of Davidson County, Tennessee, dated March 31, 2021 and recorded on April 01, 2021. Scott A. Vennell has since married.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 2903A Davis Avenue, Nashville, TN 37216.

Witness my/our hand(s) this the 20 day of May, 2024.

Scott A. Vennell

Ryan J. Vennell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2024, before me personally appeared Scott A. Vennell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2024.

Notary Signature
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2024, before me personally appeared Ryan J. Vennell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2024.

Notary Signature
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

RETURN TO:
Scott A. Vennell and Nicole M. Vennell
2903A Davis Avenue
Nashville, TN 37216

True Copy Certification

I, **Tammy Carney,** 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 this the 20 day of May, 2024.

Affiant Signature
Date 5/20/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

