THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* Emily G. Venable *Affiant* *Sworn to and subscribed before me this 11th day of November, 2024* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1205167 DEEDQC
11/14/2024 09:15:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241114-0088602

Name and Address of New Owner:
The MattEm Family Trust
James Mattison Venable and Emily Gatlin Venable, Trustees
828 Woodland Way
Nashville, TN 37209

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
828 Woodland Way Nashville, TN 37209	114-14-0-A 031.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES M. VENABLE AND EMILY G. VENABLE, HUSBAND AND WIFE**, hereinafter called "GRANTORS," hereby convey and quitclaim unto **THE MATTEM FAMILY TRUST, , JAMES MATTISON VENABLE AND EMILY GATLIN VENABLE, TRUSTEES**, as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called "GRANTEE," its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 31, on the Final Major Subdivision Plat, PINE RIDGE ESTATES, Phase 1, formerly known as "Woodland Forest, Section 3", of record in Instrument No. 20161115-0120563, Register's Office for Davidson County, Tennessee reference to which is hereby made for a more complete description.

Being the same property conveyed to James M. Venable and Emily G. Venable, husband and wife, from Dalamar Homes, LLC, a Tennessee Limited Liability Company, by Deed dated December 12, 2017, Instrument Number 20171214-0127468, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 11th day of November, 2024.

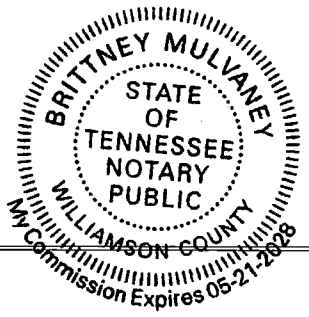
JAMES M. VENABLE

EMILY G. VENABLE

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **JAMES M. VENABLE AND EMILY G. VENABLE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC