Karen Johnson
Batch # 1234203
02/05/2025 08 17 21 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARR
3 pgs
20250205-0008595

This transfer is exempt from the Tenn real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(G).

TRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
P.O. Box 280240
Nashville, TN 37228-0240

FROM Emily Rae Yutzy, Trustee of The James B Burk Revocable Living Trust ("GRANTOR")

TO Shawn Venezia ("GRANTEE")

New Owners are as Follows:	**Send Tax Bills to:**	**Parcel ID:**
Shawn Anthony Venezia 3014 Hedrick St , PH4 Nashville, TN 37203	Shawn Anthony Venezia 3014 Hedrick St , PH4 Nashville, TN 37203	**104 05 0 072.00**

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that Emily Rae Yutzy, Trustee, of The James B Burk, Jr Revocable Living Trust, for and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey, unto Shawn Anthony Venezia, his heirs, successors, and assigns, her entire 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, described as follows, to wit

Being Lot No 1 on the Plan of Wrenwood, as of record in Book 1130, Page 55, Register's Office for said County, and described as follows

Beginning on the northerly margin of Hillsdale Avenue at the corner of Lot Nos 1 and 2, thence with the said avenue eastwardly 25 1 feet to the beginning a curve, thence around said curve northeastwardly 25 7 feet to the westerly margin of N Park Circle, thence with the southerly line of Lots Nos 20 and 19, westwardly 74 feet to the corner of Lots Nos 1 and 2, thence with the line between said two lots, southwardly 125 feet to the beginning

Being the same property conveyed to James B Burk, Jr , Trustee of the James B Burk, Jr Revocable Living Trust by quit claim deed from James B Burk, Jr , dated March 17, 2023 and recorded on March 23, 2023 in Instrument No 20230323-0020960, said register's office for said county

This is property with a common address of 3500 Hillsdale Avenue, Nashville, TN 37205
This property is also known as 501 Park Circle, Nashville, TN 37205

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Emily Rae Yutzy, Trustee, her successors and assigns, forever, in fee simple

And the Trustee does covenant with Shawn AnthonyVenezia that he is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as follows

1 2024 Davidson County Real Property Taxes, a lien not currently due and payable

2 All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities

GRANTOR covenants with GRANTEE that he has done nothing in his capacity as Trustee to impair the title as received by GRANTOR during the time of the administration of the Trust, and he will warrant and defend the title against the lawful claims of all persons claiming by or through him in his representative capacity, but not further or otherwise

WITNESS my hand, this 29th day of January, 2025

THE JAMES B BURK, JR REVOCABLE LIVING TRUST

By Emily Rae Yutzy
Emily Rae Yutzy, Trustee

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Emily Rae Yutzy, with whom I am personally acquainted, and who acknowledged that she is the Trustee of The James B Burk, Jr Revocable Living Trust and is authorized to execute this instrument on behalf of the Trust and that as such she executed this instrument for the Trust for the purposes therein contained

Witness my hand, this 29th day of January, 2025

Notary Public

My commission expires 3-28-2033

GRIFFON D. WICKARD NOTARY PUBLIC My Commission Expires 03/28/2033 SOUTH CAROLINA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 31st day of January, 2025

Notary Public

My Commission Expires 11-2-26

Leslie Walsh State of Tennessee Notary Public Davidson County

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made The draftsman assumes no liability as to the accuracy thereof Failure to record this document timely may jeopardize your rights to the property