BILL GARRETT, Davidson County
Trans:T20090065587 DEEDQC
Recvd: 09/25/09 14:04 3 pgs
Fees:17.00 Taxes:0.00
20090925-0089411

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

ADDRESS NEW OWNER:
CHARLES O. ONOFUA
612 Waywood Circle
Antioch, TN 37013

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE
NONE

MAP & PARCEL:
Map: 183-5A
Parcel: 118

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, the same being in satisfaction of certain of the terms of a divorce settlement (see Davidson County Circuit Court, Docket No. 08D-1676) between Grantor and Grantee, the receipt and sufficiency of which is hereby acknowledged, I, **BROOK ASHLEY ONOFUA**, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto **CHARLES O. ONOFUA**, hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest (marital or otherwise) in and to a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 380, on the Plan of Revision One, Phase Two, Section Four, October Woods, of record in Plat Book 7900, Page 909, and amended in Book 9700, Pages 437 & 438, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles O. Onofua, by Warranty Deed dated July 24, 2006, from Tammy J. Eldridge, f/k/a Tammy J. Larocco, and husband, Steve Eldridge, of record as Instrument No. 20060808-0097566, Register's Office for Davidson County, Tennessee. Brook Ashley Onofua has executed this Quitclaim Deed in order to convey all of her right, title, and interest (marital or otherwise) in and to said real property to Charles O. Onofua, pursuant to the terms of a Final Decree of Divorce entered by the Circuit Court for Davidson County, Tennessee.

Subject to declaration of restrictive covenants of record in Book 9840, Page 276; Book 10181, Page 986; Book 10548, Page 501; Book 10548, Page 503; Book 5047, Page 661; and Book 5047, Page 656; By-Laws in Book 9840, Page 267; Easement in Book 8443, Page 75; Agreement in Book 9771, Page 560, and Book 10010, Page 50; and Charter in Book 9840, Page 259; easements of record shown on the Plan of record in Book 7900, Page 909, and amended in Book 9700, Pages 437 & 438, and all other existing easements, restrictions, and matters of record as may effect the premises, all of record in said Register's Office.

This is improved real property known as: 612 Waywood Circle, Antioch, Davidson County, Tennessee, 37013.

WITNESS my hand this the 28th day of April, 2009 ~~2008~~.

BROOK ASHLEY ONOFUA

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named BROOK ASHLEY ONOFUA, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 28 day of April, ~~2008~~ 2009

Wendie Mendoza
NOTARY PUBLIC

My Commission Expires: Nov 20, 2011

WENDIE L. MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 28 day of April, ~~2008.~~ 2009

NOTARY PUBLIC

My Commission Expires: Nov 20, 2011

WENDIE L. MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY