Davidson County DEEDQC	
Recvd: 08/24/16 14:56	3 pgs
Fees:17.00 Taxes:0.00	
20160824-0088763	

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027
FILE # 16-2229H

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

K Carew.
AFFIANT

Subscribed and sworn to before me
this 23rd day of August, 2016.

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

NOTARY PUBLIC
My Commission Expires: 10/2/17

ADDRESS OF NEW OWNER:
Kehinde A. Carew
8824 Caswick Court
Nolensville, TN 37135

SEND TAX BILLS TO:
New Owner

Map & Parcel: 108-12-0-160.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Sinmi Ventures, LLC, a Tennessee limited liability company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Kehinde A. Carew,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 13-B, Zone Lot Division of Lots 12, 13, 15, 16, 17 and 18 on the Plan of Trailwood Subdivision, Section One, of record in Plat Book 6250, Page 140, amending Plat Book 5210, Page 351, Register's Office for Williamson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sinmi Ventures, LLC, from Kehinde A. Carew and wife, Roslyn A. Braithwaite-Carew, by Quitclaim Deed, of record in Instrument No. 20120718-0063259, Register's Office for Davidson County, Tennessee.

This is improved property known as 3233 Trails End Lane, Nashville, TN 37214.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of August, 2016.

SINMI VENTURES, LLC

K Carew.

By: Kehinde A. Carew
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kehinde A. Carew, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Sinmi Ventures, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of August, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

