Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Suite 290
Brentwood, TN 37027

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 9th day of Nov., 2018.

Notary

Commission Expires: 5-27-19



Karen Y Johnson Davidson County
Batch# 161400 DEEDQC
11/15/2018 02:27:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20181115-0112702

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

QUITCLAIM DEED

OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL**
Flora Ukoli		
Christiana Folorunso-Ukoli		
319 Wauford Drive	**NEW OWNER**	**14-05-091**
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Flora Ukoli,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Flora Ukoli and Christiana Folorunso-Ukoli, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No.. 91 on the Plan of Section One (Revised) Caldwell Hall, of record in Book 2900, pages 57, 58 & 59, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This is the exact same legal as in the previous deed.

Being the same property conveyed to Flora Ukoli by Warranty Deed from John R. Powers and spouse, Cheryl W. Powers, dated August 1, 2003, and recorded August 6, 2003, in Instrument No. 20030806-0111933, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 319 Wauford Drive, Nashville, Tennessee 37211

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of November, 2018.

Flora Ukoli

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned a Notary Public, **Flora Ukoli,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Brentwood, (City) TN, (State) this 9th day of November, 2018.

Notary Public

Commission Expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2019