Karen Johnson Davidson County
Batch# 186147 DEEDQC
01/18/2019 02:45:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190118-0005526

QUITCLAIM DEED

Prepared by:
M. Oliver Osemwegie, Atty.
3918 Dickerson Pike, Suite 107
Nashville, Tennessee 37207

OWNER'S ADDRESS:
Blake T. Osa-Oni and
Brittany T. Osa-Oni
2517 Gardner Lane
Nashville, Tennessee 37207

SEND TAX BILLS TO:
BLAKE T. OSA-ONI
2517 Gardner Lane
Nashville, Tennessee
37207

MAP – 059 GROUP – 160 PARCEL – 011.00

KNOW ALL MEN BY THESE PRESENTS that I, Brittany T. Osa-Oni, for and in consideration of Blake T. Osa-Oni bearing the expense of repairing and residing in said property, has agreed and do hereby convey, remise, release and forever quitclaim unto Blake T. Osa-Oni, ONLY, ALL of my rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows and accordance with the Warranty Deed:

"Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Haynes Heights, Section II, as of record in Book 2331, pages 58 and 59, Register's Office for said County.

Said Lot Number 26 fronts 100 feet on the Easterly side of Gardner Lane and runs back 329.2 feet on the North line and 327.4 feet on the South line in a dead line in the rear, measuring 100 feet therein."

Being the same property transferred and conveyed to Blake T Osa-Oni and wife, Brittany T. Osa-Oni by Warranty Deed prepared by Athens Title & Escrow LLC on the 6th day of February, 2015 and recorded February 9, 2015 in Instrument Number 20150209-0011890 in the Register's Office for Davidson County, Tennessee.

The subject of this improved property is 2517 Gardner Lane in Nashville, Tennessee 37207, for which Brittany T. Osa-Oni will have no financial responsibility.

The subject property is being quitclaimed to Blake T. Osa-Oni subject to the following:

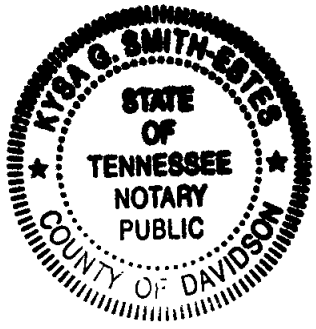
Brittany T. Osa-Oni will have the right of first refusal or first option to purchase or rent the aforementioned property when Blake T. Osa-Oni no longer resides at the subject property.

Witness my hand this the 16th day of January, 2019.

Brittany T. Osa-Oni

Brittany T. Osa-Oni

QUITCLAIM DEED
OSA-ONI



STATE OF TENNESSEE
DAVIDSON COUNTY

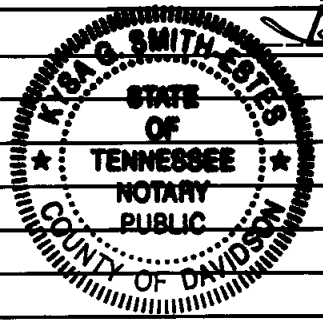
On this the 16th day of January, 2019, before me, a Notary Public, in and for the aforesaid state and county, personally appeared Brittany T. Osa-Oni, who is the person described and who executed the foregoing QUITCLAIM DEED, and acknowledges that she executed the same as her free act and deed.

Kyra G. Smith-Estes — Notary Public

September 7, 2020 — My Commission Expires

Witness my hand this the 16th day of January, 2019

Blake T. Osa-Oni



STATE OF TENNESSEE
DAVIDSON COUNTY

On this the 16th day of January 2019, before me, a Notary Public, in and for the aforesaid state and county, personally appeared Blake T. Osa-Oni, who is the person described and who agreed to the consideration for the foregoing QUITCLAIM DEED, and acknowledges that he executed the same as his free act and deed.

Kyra G. Smith-Estes — Notary Public

September 7, 2020 — My Commission Expires

STATE OF TENNESSEE
DAVIDSON COUNTY

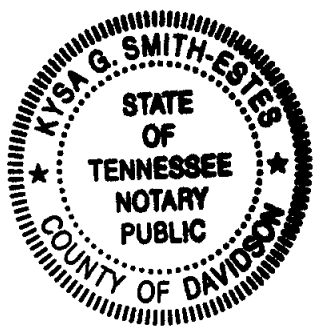
The actual consideration for this transfer is the expense of repairing the subject property.

_____
(AFFIANT)

Sworn and subscribed to before me this the 16th day of January, 2019.

Kysa G. Smith-Estes — September 7, 2020

Notary Public — My Commission Expires



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0

[illegible], **Affiant**

Subscribed and sworn before me this the

18 **Day of** January, **20** 19.

Brandi Wm, **Deputy Registe**