Karen Johnson Davidson County
Batch# 195467 DEEDQC
02/14/2019 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190214-0013920

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

New Owner:
Kehinde A Carew

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

ADDRESS OF NEW OWNER:
8824 Caswick Court
Nolensville, TN 37135

AFFIANT

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me
this 12TH day of February, 2019.

NOTARY PUBLIC
My Commission Expires: 10/11/21

SEND TAX BILLS TO:
New Owner

Map & Parcel:
095-03-0-076.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Sinmi Ventures, LLC,** 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. 151 (one hundred and fifty-one) on sec 1 on the Plan of Merry Oaks of record in Plat Book 1835, Page 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sinmi Ventures, LLC by Quitclaim deed from Kehinde Carew, married, as his sole and separate property of record in Instrument No. 20160621-0063044 Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 21, 2016.

This is real property commonly known as 212 Fairway Dr., 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 his signature on this the 12th day of February, 2019.

Sinmi Ventures, LLC
By: Kehinde A. Carew, Member

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, J. Carlton Drumwright, a Notary Public in and for the County and State aforesaid, 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 Member of Sinmi Ventures, LLC, a limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument by signing the name of the limited liability company by himself as Member, in its capacity for Sinmi Ventures, LLC, the bargainor, a limited liability company, and as such Member, being authorized so to do by the company, executed the same for the purposes therein contained.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

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: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY