THIS INSTRUMENT PREPARED BY:
ANDREW M. MITCHELL
ATTORNEY AT LAW
330 ROBERT ROSE DRIVE
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 956-2817

Karen Johnson Davidson County
Batch# 197295 DEEDQC
02/20/2019 04:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190220-0015537

QUITCLAIM DEED	State of Tennessee County of Rutherford OATH OR VALUE OF CONSIDERATION IN THE AMOUNT OF $0.00 AFFIANT Notary Public: My Commission Expires 3-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Cordelia Nwozo **5745 Sterling Oaks Dr** **Brentwood, TN 37027**	**New Owner**	**15001038000** **14904004400** **149020A 045.00CO**

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and legal sufficiency all of which are hereby acknowledged, the **Emmanual Chokaba,** (*hereinafter called "Grantor")*, does hereby convey, transfer, remise, release, relinquish and quitclaim unto **Cordelia Nwozo,** (*hereinafter called "Grantee")*, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate situated in Davidson County, State of Tennessee, and better described as follows, to wit:

See Attached Exhibit "A" attached herewith

This is improved property otherwise known as **408 Clearwater Drive, Nashville, TN 37217-4010; 269 Bell Road, Nashville, TN 37217; 625 Piccadilly Row, Antioch, TN 37013**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of February, 2019.

GRANTOR:

EMMANUAL CHOKUBA

State of TENNESSEE
County of RUTHERFORD

Personally appeared before me, EMMANUAL CHOKUBA, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2019.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

PROPERTY 1:

Land in Davidson County, Tennessee, being Lot 44 of Edge O Lake Estates, Section 21, as shown on plat of record in Plat Book 5200, Page 577, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emmanuel Chokuba, unmarried by Warranty Deed from CitiFinancial Servicing, LLC, A Delaware Limited Liability Company, dated June3, 2014 of record in Instrument Number 20140609-0049797.

Improved Property known as: 408 Clearwater Drive, Nashville, TN 37217

PROPERTY 2:

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Edge-O-Lake Estates, Section 5, as of record in Book 3500, Page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Emmanuel Chokuba, by Warrany Deed from Jeffrey Lee Jewell and wife, Bree A. Jewell, dated October 13, 2015, recorded in Instrument Number 20151019-0106266, Register's Office for Davidson County, Tennessee.

Property Known as: 269 Bell Road, Nashville, TN 37217

PROPERTY 3:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Piccadilly Square, Phase 1, of record in Plat Book 5200, Page 720, 721, and 722 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emmanual Chokuba by Warranty Deed from First Jordan, FLP, as Trustee of the 625 Piccadilly Row Trust, dated July 12, 2012, recorded in Instrument Number 20120726-0065930, Register's Office for Davidson County, Tennessee.

Property known as: 625 Piccadillly Row, Antioch, TN 37013

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

