Karen Johnson Davidson County
Batch# 208074 DEEDQC
03/20/2019 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190320-0025357

Prepared By and Return To:
Sasha Qualkenbush, Attorney
c/o 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

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Subscribed and sworn to before me this 18th day of Jan. 2019.

Notary

Commission Expires: 3/31/21

QUITCLAIM DEED

OWNER/ADDRESS **SEND TAX BILLS TO:** **MAP & PARCEL**
Maureen Nnenna Nwozo
2600 Deerfield **NEW OWNER** **081-06-0-046.00**
Nashville, TN 37208

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 an kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, 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 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 to this instrument.

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, **SINACHI, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL ITS RIGHT, TITLE AND INTEREST UNTO, **Maureen Nnenna Nwozo,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cumberland Gardens, Section Four, of record in Plat Book 3106, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to SINACHI, LLC, a Tennessee limited liability company, by Warranty Deed from Joyce McCaskill, dated December 3, 2018, and recorded December 10, 2018, in Instrument No. 20181210-0120031, 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 2600 Deerfield, Nashville, TN 37208

Wherever 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 our hands this 18th day of March 2019.

SINACHI, LLC

By: Cordelia Cece Nwozo

Title: Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cordelia Cece Nwozo, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Sole Member of SINACHI, LLC, and that he/she, being so authorized to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood (city), TN (state), this 18th day of March, 2019.

My commission expires: 3/3/21

Notary

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY