Karen Johnson Davidson County
Batch# 261191 DEEDQC
07/24/2019 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190724-0072510

Name and Address of New Owner:
Sinachi, LLC
269 Bell Road
Nashville, Tennessee 37217

Send Tax Bills To:
Sinachi, LLC
269 Bell Road
Nashville, Tennessee 37217

This Instrument Prepared By:
Andrew Mitchell, Esq.
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 136-13-0-106

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cordelia Nwozo,** "the Grantor," convey and quitclaim unto **Sinachi, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Edge-O-Lake Section 20-A, as of record in Book 5200, Page 183, 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 Cordelia Nwozo, Hereinafter called the Grantee, her heirs and assigns, by Warranty Deed from Richard R. Walker and Ryan W. Walker, joint tenants in common, dated May, 3, 2018, of Record Instrument number 20180531-0052007, Register's Office for Davidson, County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

201907240072510

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 16th day of July, 2019.

Cordelia Nwozo (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said State and County, **Cordelia Nwozo**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of July, 2019.

Michelle Lee Summar
Notary Public
My commission expires: 9/15/2021

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annette Williams
(Affiant)

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

Michelle Lee Summar
Notary Public
My commission expires: 9/15/2021

MICHELLE LEE SUMMAR
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

File # 2019-232

201907240072510

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

