This instrument prepared by:
LAW OFFICE OF TONI WAYNICK RUTGERSON
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(615) 885-5707

Karen Johnson Davidson County
Batch# 262749 DEEDQC
07/26/2019 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190726-0073920

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
PHILOMENA NGWODO **2521A EDGE-O-LAKE DR.** **NASHVILLE, TN 37217**	**To New Owner**	**149-03-0-157-00**

THIS INSTRUMENT PREPARED BY THE INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **YEKINNI JINODU UWAIFO,** for and in consideration of love and affection and estate planning purposes, does hereby quitclaim, grant and convey unto his wife, **PHILOMENA NGWODO**, all his right, title and interest, for the express purpose of titling the property solely in the name of Philomena Ngwodo, in the certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto.

Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. 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.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $0.00.

Yekinni J. Uwaifo
Affiant

Subscribed and sworn to before me this 26th day of July, 2019.

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
MAY 26, 2020

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of July, 2019.

Yekinni J. Uwaifo

YEKINNI JINODU UWAIFO

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named YEKINNI JINODU UWAIFO, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Subscribed and sworn to before me this 26 day of July, 2019.

Notary Public

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
MAY 26, 2020

CERTIFICATION

I, Toni Rutgerson, do hereby make oath that I am 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.

TONI RUTGERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of July, 2019 personally appeared before me, Caitlin Marie Smith, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

CAITLIN MARIE SMITH
My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2on the Plan of Edge-O-Lake Subdivision, Section One of record in Plat Book 20060315-0029602, Page ,[sic] 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 Philomena Ngwodo and Yekinni Jinodu Uwaifo, husband and wife, by deed from Moss Springs, LLC of record as Instrument No. 20160428-0041347 in the Register's Office for Davidson County, Tennessee.