STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP & PARCEL
148-03-0-173.00

The actual consideration or value, whichever is greater, for this transfer is $73,015.28.

LaTonya Baker-Hall
Affiant

Subscribed and sworn to before me this the 15th day of October, 2019.

My Commission Expires: May 23rd 2023

HOUSTON T. GUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

THIS INSTRUMENT PREPARED BY: Lorraine Wade, ATTORNEY AT LAW
2803 Foster Ave, 104, Nashville, TN 37210

ADDRESS NEW OWNERS(S) AS FOLLOWS:
JOHN B. IWU
6316 Banbury Station
Brentwood, TN 37027

SEND TAX BILLS TO:
"NEW OWNERS"

Karen Johnson Davidson County
Batch# 300952 DEEDQC
10/15/2019 01:20:59 PM 2 pgs
Fees: $13.00 Taxes: $270.16
20191015-0105557

Q U I TC L AIM DEED

FOR AND IN CONSIDERATION of the sum of Seventy Three Thousand Fifteen Dollars and Twenty Eight Cents ($73,015.28.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Latonya Baker, hereinafter called the **"Grantor"**, do hereby quitclaim and convey all of her rights, title, and interests to hereinafter **JOHN B. IWU, UNMARRIED**, called the "**Grantee**", his heirs and assigns, to establish a fee-simple interest in and to that certain tract or parcel of land in Davidson county, Tennessee, described as follows: to-wit:

BEING Lot No. 1052, as shown on the plan of Cherokee Hills Section Ten, of record in book 4660, page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Cadbury Properties, Inc by substitute Trustee's Deed date March 11, 2014 from priority Trustee Services of TN, LLC, of record in Instrument Number 20040823-010427, Register's Office for Davidson County, Tennessee.

current Source of title = 20041115-0136759

THIS CONVEYANCE IS SUBJECT TO: 1) Current year taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This property is unimproved property located in Davidson County, Tennessee and known as 3336 Ezell Road, Nashville, TN 37211.

IN WITNESS WHEREOF, The Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 15th day of October, 2019.

JOHN B. IWU

Latonya Baker

STATE OF TENNESSEE)
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2019.

My Commission Expires: May 9th 2023

Notary Public

HOUSTON T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN B. IWU, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 2019.

My Commission Expires: May 9th 2023

~~Notary Public~~

HOUSTON T. SHUMATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY