Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Grace Ogunyemi and Olusiji Frederick Ogunyemi 2937 Riverbend Drive Nashville, TN 37214	SunTrust Bank 1001 Semmes Avenue RVW 5024 Richmond, VA 23224	062-02-0A-234.00-C

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 328139 DEEDQC
12/11/2019 12:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191211-0127798

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2019.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public

My Commission Expires: 11-3-2020
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grace Ogunyemi and Olusiji Frederick Ogunyemi, wife and husband, and Oluwole Ogunyemi, a single man,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Grace Ogunyemi and Olusiji Frederick Ogunyemi,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 226, on the Plan of River Trace Estates, Phase I, Section 4 & 5, of record in Book 9700, Page 409, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grace Ogunyemi and Olusiji Frederick Ogunyemi, wife and husband as joint tenants with rights of survivorship, and Oluwole Ogunyemi, a single man by Warranty Deed from Dalibor Pehar and Anita Pehar, husband and wife, dated October 15, 2018, recorded October 17, 2018, of record as Instrument No. 20181017-0102907, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2937 Riverbend Drive, Nashville, TN 37214.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 3rd day of Decmber, 2019.

GRANTOR:

Grace Ogunyemi

Olusiji Frederick Ogunyemi

Oluwole Ogunyemi

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Grace Ogunyemi and Olusiji Frederick Ogunyemi, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 3rd day of October, 2019.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission Expires: 9-20-21

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Oluwole Ogunyemi, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 6th day of October, 2019.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11-3-2020

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

