This Instrument Prepared By:
Coast to Coast Document Services, LLC
c/o Attorney Thomas G. McCroskey
Tennessee Bar # 015569
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092

Return to After Recording:
Meridian National Title
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference Number: M-TN558539

Karen Johnson Davidson County
Batch# 359010 DEEDQC
02/18/2020 09:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200218-0017580

QUIT CLAIM DEED

THIS INDENTURE, made this 17th day of January, 2020, between **RUTH OAIHIMIRE, a married woman**, whose post office address is 1519 Winding Creek Drive, Nolensville, TN 37135, hereinafter referred to as Grantor, and **RUTH OAIHIMIRE AND OLUSEGUN J. ASHADE, wife and husband, as joint tenants with the right of survivorship,** whose post office address is 1519 Winding Creek Drive, Nolensville, TN 37135, hereinafter referred to as Grantees.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration paid in hand by the Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and QUIT CLAIMED, and does by these presents hereby grant, bargain, sell, convey, remise, release, and QUIT CLAIM unto the Grantees, all of the Grantor's right, title and interest in the following described premises, to wit:

A certain tract or Parcel of Land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Final Plat of Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, in the Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of the property.

Being that same property conveyed to Ruth Oaihimire, a single woman by Deed from Regent Homes, LLC dated January 25, 2018 and recorded February 12, 2018 in Instrument No. 20180212-0013800 in the Office of the Register of Deeds in and for Williamson County, Tennessee.

Commonly Known As: 1519 Winding Creek Drive, Nolensville, TN 37135
Parcel ID: 188 10 C 154.00 CO

AND ALL the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein; and to have and to hold the said premises to the Grantees and Grantees' heirs, personal representatives, administrators, successors and assigns forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Deed was made without the benefit of a title search or opinion, and the preparer of this Deed makes no representation as to the status of the title of the herein described property. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as the accuracy of said description. The preparer of this deed did not participate in the financial closing of this transaction.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on the day and year first above written.

Ruth Oaihimire

Ruth Oaihimire

STATE OF TN
COUNTY OF Davidson

On this 17th day of January, 2020, before me personally appeared Ruth Oaihimire, to me personally known or provided to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

WITNESS my hand and official seal.

Carol B. Christian

Notary Public
My Commission expires: 2/9/2020

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Ruth Oaihimire
Affiant

Subscribed and sworn to before me this 17th day of February, 2020, by Ruth Oaihimire.

Carol B. Christian
Notary Public
Commission Expires: 2/9/2020

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name &
Property Address and Responsible Party for Taxes:
Ruth Oaihimire and Olusegun J. Ashade
1519 Winding Creek Drive
Nolensville, TN 37135