Karen Johnson Davidson County
Batch# 385651 DEEDQC
04/14/2020 01:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200414-0039001

Return to:

EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE RI 02908
FILE NO. 219355688

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
OLUWAFEMI T. FADEYI AND RHODA AKHERA FADEYI	OLUWAFEMI T. FADEYI AND RHODA AKHERA FADEYI	187 09 0A 112.00
4081 LIBERTON WAY NOLENSVILLE, TN 37135	4081 LIBERTON WAY NOLENSVILLE, TN 37135	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **OLUWAFEMI T. FADEYI, A MARRIED MAN WHO ACQUIRED TITLE AS A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **OLUWAFEMI T. FADEYI AND RHODA AKHERA FADEYI, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 112 ON THE PLAN OF BURKITT VILLAGE, PHASE SEVEN, OF RECORD IN INSTRUMENT NUMBER 20170210-0014146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

THE PROPERTY IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE FOLLOWING:

TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS A LIEN, BUT NOT YET DUE AND PAYABLE.

SUBJECT TO ALL MATTERS AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NUMBER 20170210-0014146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NUMBERS 20161130-0125373; 20161130-0125372; 20161118-0122035; 20161118-0122034; 20150227-00117002 AND 20130717-007 4035, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EASEMENTS AND AGREEMENTS OF RECORD IN INSTRUMENT NUMBERS 20140509-0039932; 20150713-0067951 AND 20121029

Being the same property conveyed to Oluwafemi T. Fadeyi, a single Man by deed dated 9/28/2017 and recorded on 10/4/2017 as instrument No. 20171004-0101725.

Property known as, 4081 LIBERTON WAY, NOLENSVILLE, TN 37135

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.

Witness my hand this 21 day of FEB., 2020.

OLUWAFEMI T. FADEYI

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, PENNY BOWHALL of the state and county mentioned, personally appeared **OLUWAFEMI T. FADEYI ,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
Printed Name: PENNY BOWHALL
My Commission Expires: My Commission Expires October 17, 2021

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 .

Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Subscribed and sworn before me this the 21 day of FEB, 2020.

Notary Public
My commission expires:

My Commission Expires
October 17, 2021

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Danielle Sheets, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Danielle Sheets
Signature

State of Rhode Island
County of Providence

Personally appeared before me, Kathleen Jefferson, a notary public for this county and
Notary's Name

state, Danielle Sheets, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 6/5/21

NOTARY'S SEAL

KATHLEEN JEFFERSON
Notary Public, State of Rhode Island
My Commission Expires 06/05/2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).