Karen Johnson
Batch# 411495
06/08/2020 11:08:23 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20200608-0058487

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 5 DAY OF June 2020.

Notary Public

MY COMMISSION EXPIRES: 10/31/2023

(AFFIX SEAL)

# QUITCLAIM DEED

**THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kehinde Carew | New Owner | 095-03-0-076 |
| (NAME) 8824 Caswick Court | (NAME) | |
| (ADDRESS) Nolensville, TN 37135 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE,

**SINMI VENTURES. LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KEHINDE A. CAREW,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 151 (one hundred and fifty-one) on sec 1 on the Plan of Merry Oaks of record in Plat Book 1835, Page 67 and 68, 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 Sinmi Ventures, LLC, a Tennessee Limited Liability Company by Deed dated February 15, 2019 from Kehinde A. Carew, recorded February 15, 2019, in Instrument Number 20190215-0014388, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This *Improved* property is commonly known as: 212 Fairway Drive, Nashville, TN 37214

LT&E File #16748

Witness my/our hand(s) this 5 day of June, 2020.

Sinmi Ventures, LLC, a Tennessee limited liability company

Kehinde A. Carew, Member

Roslyn Carew, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Kehinde A. Carew and Roslyn Carew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be all of the Members of Sinmi Ventures, LLC, the within named bargainor, a Limited Liability Company, and that such Kehinde A. Carew and Roslyn Carew as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as such Members.

Witness my hand and official seal, this 5 day of June, 2020.

Notary Public
My Commission Exp: 10/31/2023

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #16748