QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF SUMNER

Karen Johnson Davidson County
Batch# 457452 DEEDQC
08/14/2020 01:57:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200814-0091402

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND FOUNDATION TITLE AND ESCROW SERIES, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF AUGUST, 2020.

Notary Public

COMMISSION EXPIRES: 7-17-23

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Adetola Folaranmi (Name)	**Adetola Folaranmi**	**05207007800**
1006 Jasperson Drive (Address)	**1006 Jasperson Drive**	
Madison, TN 37115	**Madison, TN 37115**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Abimbola Folaranmi, married,** hereinafter referred to as Grantor, hereby quitclaims to **Adetola Agbaje, n/k/a Adetola Folaranmi, married,** her heirs and assigns forever, all of his right, title and interest in the following described real estate, situated and lying in Davidson County, State of Tennessee, described as follows:

Being Lot No. 76 on the Map of Madison Heights, Section II, Part IV, as of record in Book 2133, Page 106, Register's Office for said County.

Said Lot No. 76 fronts 123.61 feet on the North side of Jasperson Drive and runs back between lines, 308.17 feet on the West line, and 286.45 feet on the East line to a dead line in the rear on which it measures 148.18 feet.

Being the same property conveyed to Adetola Agbaje, married from Joyce H. Skelton, Trustee, recorded October 26, 2012, and of record in Instrument Number 20121026-0098520, Register's Office for Davidson County, Tennessee.

*** As of the date of the execution of this instrument, the subject property is no longer the marital residence of Abimbola Folaranmi.**

***This is Improved Property commonly known as: 1006 Jasperson Drive, Madison, TN 37115.**

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

IN WITNESS WHEREOF, has hereunto set his signature, on this, the 11th day of AUGUST, 2020.

Abimbola Folaranmi

STATE OF TEXAS
COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Abimbola Folaranmi**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 11 day of August, 2020.

NOTARY PUBLIC

My commission expires: 12-11-23

