Karen Johnson Davidson County
Batch# 552030 DEEDQC
01/11/2021 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210111-0004860

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
TripleDTN, LLC Attn: Yasin S. Kokoye 4201 Barnes Cove Drive Antioch, TN 37013	New Owner	147 02 0 139.00

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

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 11th day of January, 2021.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5/2/22

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Yasin S. Kokoye,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **TripleDTN, LLC, a Tennessee limited liability company**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Elysian Park, Section 2, as of record in Book 2854, page 40, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Sheffield Drive at the common corner of Lots 13 and 14; thence with the line between the said two lots westerly 159.6 feet to a concrete monument at the common corner of Lots Nos. 13, 14 and 15; thence with the line between said Lots Nos. 14 and 15 southerly 230.2 feet to a point in the northerly margin of Coventry Drive; thence with the margin of said Drive easterly 113.1 feet to a concrete monument; thence continuing with the margin of the same 54.2 feet to a concrete monument at the beginning of a curve; thence around said curve in a northeasterly direction 38.88 feet to a concrete monument in the westerly margin of said Sheffield Drive; thence with the margin of the same northerly 207.7 feet to the point of beginning.

Being the same property conveyed to Yasin S. Kokoye by Special Warranty Deed from Michael M. Castellarin, successor Trustee of the Dorothy Kelly Legacy Trust, dated December 18, 2020 and recorded December 28, 2020, in Instrument No. 20201228-0153631, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Dorothy Jean Kelly Legacy Trust by Executor's Quitclaim Deed from D. Carlene Parmelee as Personal Representative of the Estate of Dorothy Jean Kelly, dated March 5, 2013 and recorded September 12, 2013, in Instrument 20130912-0096465, Register's Office for Davidson County, Tennessee.

This is improved property known as 4851 Sheffield Drive, Nashville, TN 37122.

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

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

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this the 11th day of January, 2021.

GRANTOR:

Jan 11th, 2021

Yasin S. Kokoye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yasin S. Kokoye, the within named Grantor, with whom I am personally acquainted, and who, upon oath, stated that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 11th day of January, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: 5/2/22

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: 3-6-2024

