This Instrument is Prepared By:
Anthony Adewumi, Esq.
5016 Centennial Blvd.
Suite 200
Nashville, TN 37209
615-364-8353

Karen Johnson Davidson County
Batch# 618707 DEEDQC
04/20/2021 10:58:10 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210420-0052726

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Christ Apostolic Church WOSEM **3784 Pin Hook Road** **Antioch, TN 37013**	**3784 Pin Hook Road** **Antioch, TN 37013**	**164-00-0-099-00**

THIS INSTRUMENT, made and entered into this 27th day of March, 2021, by and between **AMOS K. OPEKE AND FOLAKE M. OPEKE, HUSBAND AND WIFE** *("Grantors")* and **CHRIST APOSTOLIC CHURCH, WOSEM** *("Grantee")*.

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **AMOS K. OPEKE AND FOLAKE M. OPEKE, HUSBAND AND WIFE,** Grantors, conveys and quitclaims all their interest and all of their rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> A certain tract or parcel of land situation in Davidson County, Tennessee described as:
>
> A tract of land in the 2nd, formerly 3rd Civil District of said county, described according to a survey made by George W. Watkins, Surveyor, August 23, 1951, as follows: Beginning in the center of the Old Pinhook Road, Wilburn's Westerly line; thence with said line Southwardly 143 feet to the Center of the New Pinhook Road; thence with the center of said road Northwesterly to a point South 81 degrees 15 minutes East 163.4 feet from the Easterly line of the Ira Estes Property; thence with the center of the Old Pinhook Road North 83 degrees 50 minutes East 171 feet; thence North 77 degrees East 142 feet; thence South 75 degrees East 105.7 feet thence South 87 degrees East 70 feet; thence South 79 degrees East 74 feet to the beginning.
> Being the same property conveyed to Amer S. Rostom, a married man by Special Warranty deed from Assets Recovery Center Investments, LLC of record in Instrument No. 20110913-0070944 Register's Office for

Davidson County, Tennessee, dated June 27, 2011 and recorded on September 13, 2011.

Grantor is married, however, subject property is not now, nor has ever been marital residence and as such is not subject to any homestead, dower, or other marital interest.

Being the same property conveyed to Amos K. Opeke and Folake M. Opeke, husband and wife by deed from Amer S. Rostom of record on instrument number 20160617-0061523, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 3784 Pin Hook Road, Antioch, TN 37013-1502

And now, **AMOS K. OPEKE AND FOLAKE M. OPEKE, HUSBAND AND WIFE,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* their property interests into **CHRIST APOSTOLIC CHURCH, WOSEM** in fee simple. The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors, **AMOS K. OPEKE AND FOLAKE M. OPEKE, HUSBAND AND WIFE,** has hereunto set their hand on this the 27 day of March 27th 2021.

AMOS K. OPEKE

FOLAKE M. OPEKE

STATE OF TENNESSEE)
COUNTY OF Rutherford .)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AMOS K. OPEKE,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville . , Tennessee this 27 day of MARCH 2020.YC

NOTARY PUBLIC

My Commission Expires: 02/10/2024

YLEANA CACERES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FOLAKE M. OPEKE,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville , Tennessee this 27 day of MARCH 2020~~.1~~ 2021 YC .

NOTARY PUBLIC

My Commission Expires: 02/10/2024

YLEANA CACERES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF NY)
COUNTY OF Queens)

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

Affiant/Grantee: **CHRIST APOSTOLIC CHURCH WOSEM, NASHVILLE**
By: Abraham Obadare, Secretary of Christ Apostolic Church WOSEM

Subscribed and sworn to before me this 12 day of January, 2021.

NOTARY PUBLIC

My Commission Expires: 3/27/2023

LIONEL LEWIS
Notary Public, State of New York
No.01LE5041186
Qualified in Queens County
Commission Expires March 27, 2023

STATE OF TENNESSEE
COUNTY OF Rutherford)

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

Affiant/Grantee: **CHRIST APOSTOLIC CHURCH WOSEM, NASHVILLE**
By: George Oboh, Pastor of Christ Apostolic Church WOSEM, Nashville

Subscribed and sworn to before me this 27 day of March, 2020. 2021 YC

NOTARY PUBLIC

My Commission Expires: 02/10/2024

YLEANA CACERES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF Rutherford)

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

J. Adewumi, MM.

Affiant/Grantee: **CHRIST APOSTOLIC CHURCH WOSEM, NASHVILLE**
By: John Adewumi, Board Member of Christ Apostolic Church WOSEM

Subscribed and sworn to before me this 27 day of MARCH, ~~2020~~ 2021 YC.

NOTARY PUBLIC

My Commission Expires: 02/10/2024

YLEANA CACERES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF Rutherford **)**

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

Affiant/Grantee: **CHRIST APOSTOLIC CHURCH WOSEM, NASHVILLE**
By: Bayo Adewoye, Financial Secretary of Christ Apostolic Church WOSEM, Nashville

Subscribed and sworn to before me this 27 day of MARCH, ~~2020~~ 2021 YC.

NOTARY PUBLIC

My Commission Expires: 02/10/2024

YLEANA CACERES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY