Karen Johnson Davidson County
Batch# 673803 DEEDQC
07/09/2021 10:25:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210709-0092734

This Instrument is Prepared By:
Anthony Adewumi, Esq.
1702 Amhurst Pt.
Mount Juliet, TN 37122
615-364-8353

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Josiah Opeke **4444 Dowdy Dr.** **Antioch, TN 37013**	**Josiah Opeke** **444 Dowdy Dr.** **Antioch, TN 37013**	**148-08-0-163.00**

THIS INSTRUMENT, made and entered into this 4th day of July, 2021, by and between **AMOS K. OPEKE** *("Grantor")* and **JOSIAH OPEKE** *("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**, Grantor, 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:

> Land in Davidson County, Tennessee. Being Lot No. 39 on the Plan of Hazelwood Subdivision, Section 16, which is of record in Book 5060, Page 70. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Dorothy L. Swanner by deed from Ryan Gaspard and wife, Sharon Gaspard of record in Book 9821, Page 253, said Register's Office. And further conveyed from Dorothy L. Swanner to Dorothy L. Swanner and Kathleen S. Smith as joints tenants with right of survivorship of record in Book 9900, Page 247, said Register's Office.
>
> Being the same property conveyed to Amos K. Opeke by deed from Dorothy L. Swanner and Kathleen S. Smith, of record on instrument number 20000911-0089464, 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 444 Dowdy Drive, Antioch, TN 37013

And now, **AMOS K. OPEKE**, 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 **JOSIAH OPEKE** 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 Grantor, **AMOS K. OPEKE**, has hereunto set his hand on this the 4th day of July 2021.

AMOS K. OPEKE

STATE OF TENNESSEE)
COUNTY OF Davidson)

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 Davidson County, Tennessee this 4th day of July 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/2025

ANTHONY ADEWUMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

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.

Josiah Opeke

Affiant/Grantee: **JOSIAH OPEKE**

Subscribed and sworn to before me this 4th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/2025

ANTHONY ADEWUMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY