BOX #14

G#35055-2

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 725148 DEEDQC
09/28/2021 10:52:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210928-0130022

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Kehinde Carew
Affiant

Subscribed and sworn to before me, this the 24th day of September, 2021.

Notary Public

My commission expires: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kehinde Carew	**CMG Mortgage, Inc., dba CMG Financial**	**108 12 0 160 00**
8824 Caswick Court	**3160 Crow Canyon Road, Ste 400**	
Nolensville, TN 37135	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sinmi Ventures, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

Kehinde Carew, a married man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 13-B on the Plan of Zone Lot Division of Lots 12, 13, 15, 16, 17 and 18, Trailwood, Section One, of record in Plat Book 6250, Page 140, amending Plat Book 5210, Page 351, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Kehinde A. Carew and Roslyn A. Braithwaite-Carew, husband and wife, by Warranty Deed dated December 13, 2005, from Atul Kapadia, married, of record in Instrument No. 20051215-0150645, Register's Office for Davidson County, Tennessee. The property was conveyed to Sinmi Ventures, LLC, by Quitclaim Deed dated July 17, 2012, from Kehinde A. Carew and wife, Roslyn A. Braithwaite-Carew, of record in Instrument No. 20120718-0063259; and conveyed to Kehinde A. Carew by Quitclaim Deed dated August 23, 2016, from Sinmi

Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20160824-0088763; and, further conveyed to Sinmi Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed dated August 29, 2016, from Kehinde A. Carew, of record in Instrument No. 20160829-0090415, Register's Office for Davidson County, Tennessee.

THE conveyance of the hereinabove described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 6250, Page 351, Register's Office for Davidson County, Tennessee;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5795, Page 181, Register's Office for Davidson County, Tennessee;

3) Restrictive Covenants contained in instruments of record in Book 5728, Page 298; in Book 6128, Page 361; in Book 6426, Page 153; and, in Plat Book 6250, Page 140, Register's Office for Davidson County, Tennessee;

4) Deed of Conveyance for Sanitary Sewer of record in Book 5807, Page 381, said Register's Office; and,

5) Taxes for the current year which have been assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **3233 Trails End Lane, Nashville, TN 37214**.

Witness my/our hand(s) this **24th** day of **September, 2021.**

Sinmi Ventures, LLC, a Tennessee limited liability company

By: Kehinde Carew President
Kehinde A. Carew, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Kehinde A. Carew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Sinmi Ventures, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **September, 2021.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY