Karen Johnson Davidson County
Batch# 737899 DEEDQC
10/15/2021 02:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211015-0139141

This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
J&LNwofia, LLC 1805 Williamson Court Brentwood, Tennessee 37027	New Owner	070-07-0P-026.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOHN NWOFIA AND LORRAINE N. NWOFIA, HUSBAND AND WIFE** (collectively, "Grantor"), does hereby quitclaim and convey unto **J&LNWOFIA, LLC**, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 7th day of October, 2021.

GRANTOR:

JOHN NWOFIA

LORRAINE N. NWOFIA

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, John Nwofia and Lorraine N. Nwofia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 05-18-2025

STEVEN OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Andrea P. Parry
AFFIANT

Subscribed and sworn to before me, this 7th **day of October, 2021.**

Melissa A. Nesbitt
NOTARY PUBLIC

My Commission Expires: 5/5/2025

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit 26 of Westvue, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20191101-0112866, amended in Instrument Nos. 20200204-0012519 and 20200601-0055933, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John Nwofia and Lorraine N. Nwofia, husband and wife by deed, of record in Instrument No. 20210324-0038653, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

•Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20191101-0112866, amended in Instrument Nos. 20200204-0012519 and 20200601-0055933, Register's Office for Davidson County, Tennessee.

•Charter of Homeowner's Association of record in Instrument No. 20191101-0112866, Register's Office for Davidson County, Tennessee.

•Easement for Drainage and/or Public Utilities of record in Instrument No. 20000216-0015418, Register's Office for Davidson County, Tennessee.

•Agreed Final Order of record in Book 8463, Page 447, Register's Office for Davidson County, Tennessee.

•Agreements for Dedication of Right of Way of record in Instrument Nos. 20171117-0118388 and 20190909-0090867, Register's Office for Davidson County, Tennessee.

•Taxes for the year 2021, a lien not yet due and payable.

• Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as: 1000 E W Trinity Lane, Unit 26, Nashville, Tennessee 37218.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, Esq., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 7, 2021 (date of document).

Affiant Signature

October 14, 2021
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of October, 2021.

Notary's Signature

My Commission Expires: 3/5/2025

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025