BOX #14

G#35055-2

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 749165 DEEDQC
11/04/2021 09:42:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211104-0147502

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

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

K Carew .
Affiant

Subscribed and sworn to before me, this the 1st day of November, 2021.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

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
Sinmi Ventures, LLC	**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, I,

Kehinde Carew, a married man

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

Sinmi Ventures, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 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; and further conveyed to Kehinde Carew, a married man, by Quitclaim Deed dated September 24, 2021, from Sinmi Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20210928-0130022, all in the Register's Office for Davidson County, Tennessee.

THE said Kehinde A. Carew and Kehinde Carew being one and the same person.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

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

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

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

Witness my/our hand(s) this 1st day of November, **2021.**

K Carew
Kehinde Carew

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 **Kehinde Carew, a married man,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, **2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY