X-0469
Box 14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 749165 DEEDQC
11/04/2021 09:42:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211104-0147504

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

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

Affiant

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

Notary Public

My commission expires: 12/16/24

(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 Ventrues, LLC	**"New Owner"**	**095-03-0-076.00**
8824 Caswick Court		
Nolensville, TN 37135		

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

Kehinde A. Carew, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Sinmi Ventures, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 151 on the plan of Merry Oaks of record in Plat Book 1835, Pages 67 & 68, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kehinde Carew, married by Substitute Trustee's Deed dated April 21, 2015, from Arnold M. Weiss, as Substitute Trustee of record in Instrument No. 20150723-0072423, and as conveyed to Sinmi Ventures, LLC, by Quitclaim Deed dated June 21, 2016, from Kehinde Carew, married, as his sole and separate property of record in Instrument No. 20160621-0063044, and as conveyed to Kehinde A. Carew aka Kehinde Carew by Quitclaim Deed dated February 12, 2019, from Sinmi Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20190214-0013920, and as conveyed to Sinmi Ventures, LLC, a Tennessee limited liability company by Quitclaim Deed dated February 15, 2019, from Kehinde A. Carew of record in Instrument No. 20190215-0014388 and further being conveyed to Kehinde A. Carew by Quitclaim Deed dated June 5, 2020, from Sinmi Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20200608-0058487, being all of record in the Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor.

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 COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

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

This is improved property, known as 212 Fairway Drive, Nashville, TN 37214.

Witness my/our hands this 1st day of November, 2021.

Kehinde A. 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 A. Carew,** 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 **November, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24