Karen Johnson Davidson County
Batch# 838368 DEEDQC
04/12/2022 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220412-0042171

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Real Estate Settlements & Escrow, LLC
6 Reservoir Circle, Suite 203, Baltimore, MD 21208

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Ime Ekwere	Ime Ekwere	14903013900
2604 Lakevilla Drive	2604 Lakevilla Drive	
Nashville, Tennessee 37217	Nashville, Tennessee 37217	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, IME EKWERE, now a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto IME EKWERE, a married woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 2604 Lakevilla Drive, Nashville, Tennessee 37217, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26A, Zone Lot Division of Lot Numbers 25 and 26, on the Plan of Addition to Edge O Lake Estates, of record in Plat Book 8250, Page 693, amending Plat Book 6250, Pages 391 and 392, and as amended by Surveyor's Certificate of Correction of record in Book 6525, Page 812, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Tax ID No.: 14903013900

BEING the same property conveyed to Ime Ekwere, unmarried, by Deed dated July 16, 2012, recorded July 23, 2012, as Instrument Number 20120723-0064360, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2604 Lakevilla Drive, Nashville, Tennessee 37217.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of 03 | 02, 2022

IME EKWERE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that IME EKWERE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 2 day of March, 2022.

Notary Public
My Commission expires: October 30, 2024

HEATHER M. MOU
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

IME EKWERE

Subscribed and sworn to before me this 2 day of March, 2022.

Notary Public
My Commission expires: October 30, 2024

HEATHER M. MIOUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Moe KAZ, N, 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 3/2/2022 (date of document).

Affiant Signature

3/2/2022
Date

State of MARYLAND

County of BALTIMORE

Sworn to and subscribed before me this 2 day of March, 2022

Nancy E White
Notary's Signature

MY COMMISSION EXPIRES: 5/11/2023

NOTARY'S SEAL

NANCY E WHITE
Notary Public-Maryland
Baltimore County
My Commission Expires
May 11, 2023