Karen Johnson Davidson County
Batch# 866106 DEEDQC
06/01/2022 03:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220601-0063437

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Progressive Land Title Agency, Ltd. 5000 Rockside Rd., Ste. 420 Independence, OH 44131	Louis Nosakhare Ogiemudia Sr. and Oghogho Ogiemudia 689 Belgium Drive Hermitage, TN 37076

Order Number: 22-13010-TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Louis Nosakhare Ogiemudia, Sr., fka Nosakhare Ogiemudia, married to Oghogho Ogiemudia,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Louis Nosakhare Ogiemudia, Sr. and Oghogho Ogiemudia, Husband and Wife,** whose address is 689 Belgium Drive, Hermitage, TN 37076, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being lot 48, Greer Meadows at Cedar Creek, Section Three, Phase II, First Revision, as shown on plat of record in Instrument No. 20040407-0039587, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters set forth in the plan of record in Instrument No. 20040407-0039587; restrictions of record in Instrument No. 200206060089062; Quitclaim Deed of record in Instrument No, 20070307-0028313; easement of record in Instrument No. 200012050119474 and any and all other existing easements and restrictions as shown of record.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 075 12 0A 156.00
Street address of property: 689 Belgium Drive, Hermitage, TN 37076

Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20101222-0101681 in the Register's Office, Davidson County, Tennessee.

Signed this 23 day of May, 2022.

Signature of Grantors:
Louis Nosakhare Ogiemudia Sr
fka Nosakhare Ogiemudia
Louis Nosakhare Ogiemudia, Sr.,
fka Nosakhare Ogiemudia

Oghogho Ogiemudia
Oghogho Ogiemudia

STATE OF Tennessee, COUNTY OF Davidson SS:

BE IT REMEMBERED That on this 23 day of May, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Louis Nosakhare Ogiemudia, Sr., fka Nosakhare Ogiemudia and Oghogho Ogiemudia known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Tenina Moore
Notary Public

TENINA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 075 12 0A 156.00
Street address of property: 689 Belgium Drive, Hermitage, TN 37076

Louis M Ogiemudia Oath of Consideration

I or ~~we~~, Oghogho Ogiemudia, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 23 day of May, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this _____ day of _____, 2022.

See attached certificate

Notary Public

JURAT

State of Tennessee
County of Davidson } ss.

Subscribed and sworn to (or affirmed) before me this
23 *Date* day of May *Month*, 2022 *Year*, by

Louis Nosakhare Ogiemudia
Name of Signer No. 1
fka Nosakhare Ogiemudia
Oghogho Ogiemudia
Name of Signer No. 2 (if any)

Tenina Moore
Signature of Notary Public

My commission expires
Any Other Required Information (Residence, Expiration Date, etc.)
11-06-2024

TENINA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed
Document Date: May 23, 2022 Number of Pages: 3
Signer(s) Other Than Named Above: _____

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Tennessee Certification of Electronic Document

I, Cynette Vuelke, 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 5.23.22 (date of document).

Affiant Signature

5.23.22
Date

State of Ohio

County of Cuyahoga

Sworn to and subscribed before me this 25th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 07-22-2023

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

JACQUELINE M. HALL-GIBSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/2023