Name and Address of New Owner(s):
Jose Bamidele
5621 Murphywood Crossing,
Antioch, TN 37013

Send Tax Bills To:
New Owner(s)

Karen Johnson Davidson County
Batch# 894356 DEEDQC
07/27/2022 08:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220727-0085493

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 164-13-0-129.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Abimbola Bamidele, an unmarried person, and Dayo Ilesanmi Akinlamilo, an unmarried person,** hereinafter called the Grantor(s), convey and quitclaim unto **Jose Bamidele, an unmarried person,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Asheford Crossing, Section Three, of record in Book 9700, page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Abimbola Bamidele by Quitclaim Deed from Joy Chioma Ezirim, filed of record in Instrument No. 20171227-0131464, Register's Office for Davidson County, Tennessee, dated December 17, 2017 and recorded on December 27, 2017.

Dayo Ilesanmi Akinlamilo is the former spouse of Abimbola Bamidele. Dayo Ilesanmi Akinlamilo is joining in this conveyance to convey any interest they have in the property. See Final Decree of Divorce, Case No. 78486, filed August 27, 2021, Circuit Court for Rutherford County, Tennessee at Murfreesboro.

Being also known as 5621 Murphywood Crossing, Antioch, TN 37013.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 15 day of July, 2022.

_____(SEAL)
Abimbola Bamidele

_____(SEAL)
Dayo Ilesanmi Akinlamilo

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Abimbola Bamidele** the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of July, 2022.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

_____
Notary Public
My commission expires: _____

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Dayo Ilesanmi Akinlamilo** the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of July, 2022.

_____
Notary Public
My commission expires: _____

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

STATE OF TN)
)

COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
15 day of July, 2022.

_____
Notary Public
My commission expires: _____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-15-22.

Affiant Signature

7-15-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15th day of July, 2022.

Notary Signature

My Commission Expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY