Karen Johnson Davidson County
Batch# 911679 DEEDQC
09/01/2022 11:57:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220901-0098740

This Instrument Prepared By/Return To:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Flora Ukoli **319 Wauford Drive** **Nashville, TN 37211**	**Same As New Owner**	**14-05-091**

QUITCLAIM DEED

The undersigned, **Flora Ukoli, unmarried and Christiana Folorunso-Ukoli, , Grantor,** do hereby quitclaim and by these presents does transfer and convey all of their right, title and interest unto **Flora Ukoli, unmarried, Christiana Folorunso-Ukoli, unmarried, and Elizabeth Hines, married, Grantees, as tenants in common with right of survivorship,** in and to the following property located in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Section One (Revised) Caldwell Hall, of record in Book 2900, pages 57, 58 & 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Flora Ukoli and Christiana Folorunso-Ukoli, by Quitclaim Deed from Flora Ukoli an unmarried woman, filed for record on November 15, 2018, as Instrument No. 20181115-0112702, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Flora Ukoli by Warranty Deed from John R. Powers and spouse, Cheryl W. Powers, filed for record on August 6, 2003, in Instrument No.20030806-0111933, in the Register's Office for Davidson County, Tennessee.

Property Address: 319 Wauford Drive, Nashville, TN

This instrument and the interest hereby released and quitclaimed are subject to such as taxes, limitations, restrictions and encumbrances as may affect the premises.

The information on this Quitclaim Deed was taken from the prior Deed of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of September 2022.

Flora Ukoli

Christiana Folorunso-Ukoli

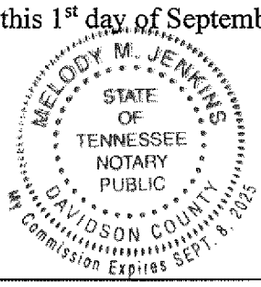
AKNOWLEDGEMENT

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 **Flora Ukoli and Christiana-Folorunso-Ukoli,** the bargainor, 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 1st day of September 2022.

Notary Public
Commission Expires: 9.8.2025



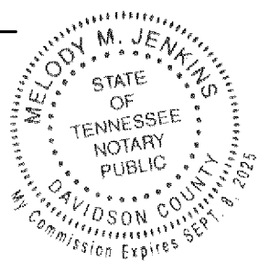
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1st day of September 2022.

Notary Public
Commission Expires: 9.8.2025



Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 1st day of September, 2022.

Robert L. Scruggs, Affiant Date 9.1.2022

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 1st day of September, 2022.

Notary's Signature

Commission Expires: January 10, 2023

