Karen Johnson Davidson County
Batch# 919430 DEEDQC
09/21/2022 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220921-0104747

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 20th day of September, 2022. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Bonaventure Joko Wakam, Trustee 7404 Nixon Ct, Ventura, California 93003	**New Owner**	**114 00 0 105.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **George Niba Tanifum,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Bonaventure Joko Wakam, Trustee of the GENTA 2022 Trust u/t/d September 20, 2022,** (hereinafter referred to as "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Being part of Lot No. 5 of the lands of W.M. Gower, deceased, of record in Minute Book "H," Page 487, County Court Clerk's Office for said County, and described according to a survey made by Hal R. Swan Jr., surveyor, dated April 30, 1955, as follows:

Beginning at a point in the Easterly margin of Sawyer Brown Road, at a point in the Northwest corner of Ernest Hill Lands, being 1124 feet, more or less, South of the

South margin of Charlotte Pike, as measured along a curve, being the East margin of said roadway, thence with the margin of said roadway northerly 155 feet to a point, thence easterly 465 feet more or less, to the West line of the lands of Johnnie O'Brian; thence along O'Brian's West line, South 3 degrees 30' West 155 feet to a 43' Oak, being Hill's Northeast corner; thence with Hill's North line, South 83 degrees, West 511 feet to the point of beginning.

Being the same property conveyed to George Niba Tanifum by Warranty Deed from Morris W. Tomlinson, of record by Instrument No. 20050606-0063760, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 7524-A Sawyer Brown Road, Nashville, Tennessee 37221.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 20th day of September 2022.

Grantor:

George Niba Tanifum

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 20th day of September, in the year 2022, before me the undersigned, personally appeared George Niba Tanifum, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 20th day of September, 2022.

William Altus Pryor
Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Certificate of Authenticity

I, Robert J. Notestine, do herby 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 9/20/22.

AFFIANT SIGNATURE

9/20/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 20th day of September, 2022.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

