Karen Johnson Davidson County
Batch# 1007016 DEEDQC
05/24/2023 12:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230524-0039143

QUITCLAIM DEED

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Cindy Moses
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF MAY, 2023.

Jason C. Nguyen
Notary Public

COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Adeola Egbeola (Name)	**SAME**	**176-06-0A-184.00**
7716 Stapleton Drive (Address)		
Antioch, TN 37013		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Adelola Egbeola, an unmarried woman, and YouYou Mabiala, a married woman, as Joint Tenants with Rights of Survivorship,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Adeola Egbeola, an unmarried woman,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 184 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 2 of Instrument Number 202104090047646, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adelola Egbeola, an unmarried woman, and YouYou Mabiala, a married woman, as Joint Tenants with Rights of Survivorship, by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation, dated May 24, 2022 and recorded May 27, 2022, of record as Instrument Number 20220527-0061669 in the Register's Office for Davidson County, Tennessee.

The property hereindescribed has not been used as a marital residence nor primary residence of the aforementioned YouYou Mabiala.

Same legal description as prior deed.

This is improved property located at 7716 Stapleton Chase Drive, Antioch, TN 37013.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 16 day of May, 2023.

Adelola Egbeola

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Adelola Egbeola**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of May, 2023.

My Commission Expires: 4/26/25

NOTARY PUBLIC

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 16 day of May, 2023.

YouYou Mabiala

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **YouYou Mabiala**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of May, 2023.

My Commission Expires: 4/26/25

NOTARY PUBLIC

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, the undersigned, 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 May 24, 2023 (date of document).

Affiant Signature

Date: May 24, 2023

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 24th day of May, 2023.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
12-21-2024
RUTHERFORD COUNTY