# QUITCLAIM DEED

STATE OF TN, COUNTY OF Cheatham

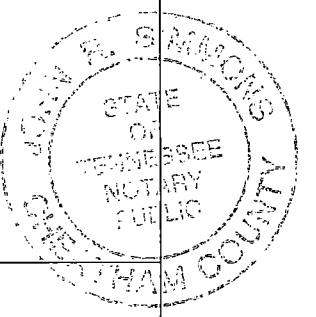
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

*Affiant*

Subscribed and sworn to me on 6 14, 2023.

NOTARY PUBLIC

My Commission Expires: 3-22-27




This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson Davidson County
Batch# 1015043 DEEDQC
06/14/2023 02:29:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230614-0045445

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Annette Nkangu<br>5160 Pebble Creek Drive<br>Antioch, TN 37013 | Annette Nkangu<br>5160 Pebble Creek Drive<br>Antioch, TN 37013 | 149 07 0B 019.00 |

**This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.**

**KNOW ALL MEN BY THESE PRESENTS** that GIL Authentic LLC, an Oklahoma limited liability company, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto ANNETTE NKANGU, a married woman, hereinafter called **"GRANTEE,"** her successors and assigns, its entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No 119 on the Plan of Phase One Canyon Ridge Subdivision, of record in Plat Book 9700, Page 805, Amendment in Instrument No. 20031006-0146727, Register's Office for said County, to which reference Is made for a more complete description.
>
> Being the same property conveyed to GIL Authentic LLC, an Oklahoma limited liability company, from Myrion R. Pillow by Warranty Deed dated May 12, 2023, and recorded May 18, 2023, of record in Instrument No. 20230518-0037369, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 5160 Pebble Creek Drive, Antioch, TN 37013.

**WITNESS** my hand on 6 14, 2023.

GIL Authentic LLC

By: _____
**Annette Nkangu, Member**

By: _____
**Renda Colins Yekabong, Member**

**STATE OF** TN

**COUNTY OF** Cheatham

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Annette Nkangu**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of GIL Authentic LLC, an Oklahoma limited liability company, the within named bargainor, and that she as such member executed the foregoing instrument for the purposes therein contained, by signing for GIL Authentic LLC by herself as a member.

Witness my hand and official seal on 6 14, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 3-22-27

JOHN R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**STATE OF** TN

**COUNTY OF** Cheatham

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Renda Colins Yekabong**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of GIL Authentic LLC, an Oklahoma limited liability company, the within named bargainor, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing for GIL Authentic LLC by himself as a member.

Witness my hand and official seal on 6 14, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 3-22-27

JOHN R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY