Karen Johnson Davidson County
Batch# 1037551 DEEDQC
08/11/2023 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230811-0062500

QUITCLAIM DEED

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2023.

Notary Public

COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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:
Yetunde Victoria Olaniran	**SAME**	**150-09-0C-036.00-CO**
(Name)		
686 Hamilton Crossings		
(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, **Yetunde Victoria Olaniran and Akinwale Oluyemi Fakayode, wife and husband,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Yetunde Victoria Olaniran, a married 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:

Being all of Unit H36 on the plan of The Ridge at Antioch, a Horizontal Property Regime with Private Elements, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions to The Ridge at Antioch, of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Yetunde Victoria Olaniran and Akinwale Oluyemi Fakayode, wife and husband, by Warranty Deed from Ole South Properties, Inc., a Corporation, dated November 4, 2022, and recorded November 4, 2022 of record in Instrument No. 20221104-0119243, Register's Office of Davidson County, Tennessee.

This is improved property located at 686 Hamilton Crossings, 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 9th day of August, 2023.

Yetunde Victoria Olaniran

Akinwale Oluyemi Fakayode

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 9th day of August, 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 August 11, 2023 (date of document).

Affiant Signature

Date: August 11, 2023

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 11th day of August 2023.

Notary Public

My Commission Expires:

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY