Karen Johnson Davidson County
Batch# 1060738 DEEDQC
10/16/2023 10:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231016-0080763

PREPARED BY:
The Waddell Law Firm
9056 Stone Walk Place
Germantown, TN 38138

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 13th day of October, 2023 by and between

JONATHAN U. ONYIRIUKA,
hereinafter referred to as Grantor,

and

JO NASHVILLE RE LLC, a Delaware limited liability company,
hereinafter referred to as Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, remise, release and quit claim unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Being Lot No. 76 on the Revised Plan of Fisk Park, as of record in Book 2331, Page 114, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the south margin of Hammond Drive at the corner of Lots Nos. 76 and 59; thence with the line between said lots, southerly 91 feet to a monument at the corner of Lots Nos. 76, 59 and 75; thence with the line between lots Nos. 75 and 76, easterly 75 feet to an iron pin in the westerly margin of 23rd Avenue North; thence with the margin of the same, northerly 71 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.4 feet to a point in the southerly margin of Hammond Drive; thence with the margin of the same, westerly 55 feet to the point of beginning.

Tax ID: 81-14-0-141.00

Being the same property conveyed to JONATHAN U. ONYIRIUKA by Warranty Deed from MUSIC CITY HOLDINGS, LLC, a Texas limited liability company, dated September 28th, 2020 and recorded October 1st, 2020, of record in Instrument No. 20201001-0113672, in the Register's Office for Davidson County, Tennessee.

Grantor covenants that the property conveyed herein is investment property and not part of Grantor's homestead.

This Quit Claim prepared without the benefit of title examination at the request of Grantor and Grantee. No representation, warranty, opinion or advice of any kind has been given by preparer hereof.

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.

W I T N E S S the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

E-signed by JONATHAN U ONYIRIUKA on October 13, 2023 at 02:50 PM CST

10/13/2023

JONATHAN U. ONYIRIUKA

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Tennessee Online Notary Public of the aforesaid County and State, myself being located in Shelby County, Tennessee, on this day personally appeared, by means of an interactive two-way audio and video communication, JONATHAN U. ONYIRIUKA, the within named bargainor, with whom I am personally acquainted (or has provided satisfactory evidence of identity in accordance with T.C.A. §8-16-310(a)), and who acknowledged that such person executed the within instrument for the purposes therein contained. This notarial act was an online notarization.

Witness my hand, at office, this 13th day of October, 2023.

Notary Signature
My commission expires:

08/21/2027

E-signed by Joshua D. Asplund on October 13, 2023 02:50 PM CST

JOSHUA D ASPLUND
State of Tennessee
Online Notary Public
County of Shelby
My Commission Expires:
August 21, 2027

Notarized remotely via audio/video communication

Pavaso, Inc.

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for the property is $0.00.

10/13/2023

Affiant

Sworn to and subscribed before me, the undersigned, Tennessee Online Notary Public of the aforesaid County and State, myself being located in Shelby County, Tennessee, on this day personally appeared, by means of an interactive two-way audio and video communication, by JONATHAN U. ONYIRIUKA, this 13th day of October, 2023. This notarial act was an online notarization.

Notary Public

Commission Expiration:

08/21/2027

E-signed by Joshua D. Asplund on October 13, 2023 02:50 PM CDT
JOSHUA D ASPLUND
State of Tennessee
Online Notary Public
County of Shelby
My Commission Expires:
August 21, 2027
Notarized remotely via audio/video communication

Pavaso, Inc.

Return to:
Stein Law, LLC
750 Hammond Dr
Bldg 5-100
Atlanta, GA 30328

Name and Address of New Owner:
JO NASHVILLE RE LLC
60 S. 8th St. Apt. D321
Brooklyn, NY 11249

Property Address:
2308 Hammond Dr
Nashville, TN 37208

Send tax bills to:
JO NASHVILLE RE LLC
60 S. 8th St. Apt. D321
Brooklyn, NY 11249

I, Joshua D. Asplund, 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 October 13, 2023 (date of document).

Affiant's Signature

October 13, 2023
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 13 date of October, 2023.

Notary Public's Signature

My Commission Expires: 10/4/25

