Karen Johnson Davidson County
Batch# 1096742 DEEDQC
02/01/2024 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240201-0007147

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me on this day, February 1, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
SCOTT OF WILLIAMSON
M. EXPIRES

New Owner Address:
TAF Trust
1955 Kirkwood Dr
Mt. Juliet, TN 37122

Send Tax Bills To:
Same

Map-Parcel Number:
92-12-380

QUITCLAIM DEED

Deji Ogundiya, D.D.S. ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **TAF Trust**, dated February 1, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Titilola Omoniyi Ogundiya**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **February 1, 2024**.

Deji Ogundiya, D.D.S.

Titilola Omoniyi Ogundiya

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Deji Ogundiya, D.D.S. and Titilola Omoniyi Ogundiya,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 1, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 08/15/2027

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 948 on the plan of Boyd Home Tract, as record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 98 fronts 50 feet on the southerly side of Church Street as widened and runs back between parallel lines with the westerly margin of 18th Avenue North, formerly Ewing Street, 172 1/2 feet to an alley.

Being the same property conveyed to Deji Ogundiya, D.D.S. from Robert C. Owen, and spouse Carole Owen, by deed of record in Book 9940, Page 628, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1801 Church Street, Nashville, Tennessee 37203.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 February 1, 2024.

Affiant Signature

2/1/2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 1, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027