Karen Johnson Davidson County
Batch# 1099934 DEEDQC
02/12/2024 08:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240212-0009389

QUITCLAIM DEED

This document is prepared by Katie L Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

Address of New Owner(s)	Send Tax Bill to	Group/Parcel Numbers
Felix Adetunji, Trustee	Felix Adetunji	149-15-A-403.00CO
6004 Port Anadarko Trail	6004 Port Anadarko Trail	
Hermitage, TN 37076	Hermitage, TN 37076	

GRANTOR: Felix Adetunji, a married man.

GRANTEE: Felix Adetunji, Trustee of the Dr. Felix Living Trust dated February 08 2024 and any amendments thereto.

STATE OF TENNESSEE

COUNTY OF Rutherford

The Actual Consideration for this transfer is: No Monetary Consideration

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this date: Feb 8 2024

Notary Public

My Commission Expires: 04/19/2025

I hereby QUITCLAIM to Felix Adetunji, Trustee, or their successors in interest, of the Dr. Felix Living Trust dated February 08 2024, and any amendments thereto, all our interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

Being Lot No. 75 on the Plan of Lake Park, Section One, as shown of record in Plat Book 4175, Page 135, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Affidavit of Heirship in Book 10378, Page 164, and by Will Book 207, Page 296 and by Warranty Deed in Book 4575, Page 339, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Felix D. Adetunji, a married man, by Warranty Deed from Jane M. Bryan a/k/a Jane G. McClain dated October 4, 2001, of record in instrument 20011009-0109866, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Book 4175, Page 135, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 4429, Page 577, and Book 4516, Page 751, Register's Office of Davidson County, Tennessee.

Subject to easement in favor of First Suburban Water District as shown of record in Book 4914, Page 466, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 4669, Page 746, Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 6004 PORT ANADARKO TRAIL, HERMITAGE, TN 37076.

Note 1: The Grantors and the Grantees are the same person.
Note 2: It is the intention of the Grantors by this deed to transfer ownership of the herein described property to the Grantees in order to place said property into a Revocable Inter-vivos ("Living") Trust.
Note 3: This property description was obtained from public record and was not verified by survey or title search.

[Signatures on Next Page.]

Witness my hand on the 8 day of February 2024.

GRANTOR: Felix Adetunji

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Katie L Clark, a Notary Public in and for said County and State, the within named Felix Adetunji, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Grantors executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LaVergne, Tennessee on Feb 8 2024.

Notary Public

My Commission Expires: 04/19/2025

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Misty D. Dickmeyer, do hereby make an 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 deed executed on February 8, 2024.

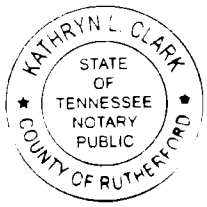
Name: Misty D. Dickmeyer

Date 02/08/2024

STATE OF Tennessee

COUNTY OF Rutherford

Sworn to and subscribed before me on 02/08/2024.



Notary Public: Kathryn L. Clark

My Commission Expires: 04/19/2025

Prepared by: The Law Offices of Charles R. Frazier
5258 Murfreesboro Road, LaVergne, TN 37086
(615) 267-0125