Karen Johnson Davidson County
Batch# 1125949 DEEDQC
04/23/2024 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240423-0028956

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 571113686-80781194

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 082-08-0-285.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of April, 2024, by and between **Olayinka Onadeko, and wife Sonia Onadeko**, a mailing address of 413 Hampstead South, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Olayinka Olutayo Onadeko and Sonia Iscilma Onadeko, as Trustees of The Olayinka Olutayo Onadeko and Sonia Iscilma Onadeko Living Trust, dated 4-18-2024, and any amendments thereto**, a mailing address of 413 Hampstead South, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 720 Mcferrin Avenue, Nashville, TN 37206

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Book 8596, Page 958, recorded on 04/08/1992 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Olayinka Onadeko

Sonia Onadeko

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Olayinka Onadeko and Sonia Onadeko, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 18th day of APRIL, 2024

Notary Public
My Commission expires: 03/08/2028

DEEPAK BANSAL
State of Tennessee Notary Public
Expires March 08, 2028
DAVIDSON COUNTY TENNESSEE

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 18th day of APRIL, 2024

Notary Public
My Commission Expires: 03/08/2028

DEEPAK BANSAL
State of Tennessee Notary Public
Expires March 08, 2028
DAVIDSON COUNTY, TENNESSEE

Name and address for person(s) responsible for taxes:

Olayinka Olutayo Onadeko and Sonia Iscilma Onadeko
413 Hampstead South
Antioch, TN 37013

Name and address of property owner:

Olayinka Olutayo Onadeko and Sonia Iscilma Onadeko
413 Hampstead South
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

Property in Nashville, County of Davidson, and State of Tennessee, to wit:

Being Lot No. 11 on the plan of J. W. McFerrin Hart addition to East Nashville, of record in Book 57, page 129, Register's Office for Davidson County, Tennessee.

APN: 082-08-0-285.00

PROPERTY COMMONLY KNOWN AS: 720 Mcferrin Avenue, Nashville, TN 37206

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 04/18/2024 . [date of document]

Affiant Signature

04/22/2024
Date

State of New York

County of Erie

Sworn to and subscribed before me this 22ND day of APRIL , 2 024

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025