This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

Michael Chukwuka Owelle

SEND TAX BILLS TO:

SAME AS ADDRESSEE

This instrument was prepared by information furnished by the parties without the benefit of a title search. The preparer assumes no responsibility as to the status of title.

Karen Johnson Davidson County
Batch # 1126570 DEEDQC
04/24/2024 09:22:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240424-0029448

Map & Parcel:134-13/207.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Cyril Ajagu

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Michael Chukwuka Owelle

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 378 on the Plan of Hillbrook Subdivision, Section 6, of record in Plat Book 4175, page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cyril Ajagu by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association dated June 10, 2016 and filed for record as Instrument NO. 20160610-0059079 in the Register's Office for Davidson County, Tennessee and further conveyed to Michael Chukwuka Owelle an 80 % interest and Cyril Ajagu a 20% interest by Quitclaim Deed from Cyril Ajagu dated December 28, 2016 and filed for record as Instrument NO. 20161229-0136688 in the Register's Office for Davidson County, Tennessee further being the same property conveyed to Michael Chukwuka Owelle by Quitclaim Deed from Cyril Ajagu and filed for record as Instrument No. 20180821-0082746 in the Register's Office for Davidson County, Tennessee. and further being the same property conveyed to Cyril Ajagu by Quitclaim deed from Michael Chukwuka Owelle, dated April 8, 2019 and filed for record as Instrument No. 20190411-0033006 in the Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4213, page 155, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the plan of record in Plat book 4175, page 7, Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 19 day of April, 2024.

Cyril Ajagu

STATE OF Tennessee
COUNTY OF Davidson

Before me, Jonathon Triston Jacobs a Notary Public in and for said County and State, personally appeared **Cyril Ajagu** , with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 19 day of April, 2024

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 6-23-25

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed to before me this 19 day of April, 2024.

My commission expires: 6-23-25

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD