Karen Johnson Davidson County
Batch # 1132386 DEEDQC
05/08/2024 11:30:44 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20240508-0033909

This Instrument Prepared By:
Michael K. Walker, Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

Address of New Owner	Send Tax Bills To	Map/Parcel
ELIZABETH BOSE WILLIAMS AND GLORIA FOLASHADE DAVID WAGNER 7452 BRADY LANE ANTIOCH, TN 37013	DHI MORTGAGE 819 SEVEN OAKS BLVD. SMYRNA, TN 37167	176 00 0 020.00

FROM: ELIZABETH BOSE WILLIAMS, A MARRIED WOMAN AND GLORIA FOLASHADE DAVID WAGNER, A MARRIED WOMAN, *GRANTORS*

TO: FIDELIS OBUZOR, *TRUSTEE*

FROM: FIDELIS OBUZOR, *TRUSTEE*

TO: ELIZABETH BOSE WILLIAMS, A SINGLE WOMAN AND GLORIA FOLASHADE DAVID WAGNER, A MARRIED WOMAN, *GRANTEES*

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Ten dollars ($10). Receipt of which is hereby acknowledged.

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

FIDELIS OBUZOR, *AFFIANT*

Sworn to and subscribed before me this 24 day of April, 2024.

Notary Public
My Commission Expires: 10/4/2027

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That, FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELIZABETH BOSE WILLIAMS, Grantor, a married woman, and GLORIA FOLASHADE DAVID WAGNER, Grantor, a married woman and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship with ELIZABETH BOSE WILLIAMS, now being divorced and a single woman, does hereby quitclaim and convey to FIDELIS OBUZOR, as Trustee for the express purpose of carrying out the intent of this conveyance to ELIZABETH BOSE WILLIAMS, a single woman and GLORIA FOLASHADE DAVID

WAGNER, a married woman, hereinafter known as Grantees their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 371 FINAL SUBDIVISION PLAT, HERITAGE LANDING - PHASE 4 according to the map or plat thereof, recorded January 10, 2023 in Plat Reception No. 20230110-0001966, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to D. R. Horton, Inc., a Delaware Corporation by Deed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company, dated December 10, 2021, recorded December 13, 2021, in the Registers Office of Davidson County, Tennessee, as Instrument No. 20211213-0164568.

And being the same property conveyed to Elizabeth Bose Williams, a married woman and Gloria Folashade David Wagner, a married woman, as joint tenants with rights of survivorship, by Deed from D.R. Horton, Inc., dated December 15, 2023, and recorded simultaneously herewith as Book 202312180097119, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved improved 7452 Brady Lane, Antioch, TN 37013.

And now I, FIDELIS OBUZOR, Trustee, for the express purpose of carrying out the intent of this conveyance, as set forth above, do hereby quitclaim and convey unto ELIZABETH BOSE WILLIAMS, a single woman and GLORIA FOLASHADE DAVID WAGNER, a married woman, as joint tenants with right of survivorship, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

FIDELIS OBUZOR, *Trustee*

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, FIDELIS OBUZOR, Trustee, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of April, 2024.

LYNNETTE LATHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/4/2027

ELIZABETH BOSE WILLIAMS, ~~Grantee~~

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH BOSE WILLIAMS, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of April, 2024.

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/4/2027

GLORIA FOLASHADE DAVID WAGNER, ~~Grantee~~

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLORIA FOLASHADE DAVID WAGNER, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of April, 2024.

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/4/2027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.