This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street, 2nd Floor
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Dorothy Uwaifo
2500 Albion St.
Nashville, Tennessee 37208-3210

SEND TAX BILLS TO:
Same as owner

MAP/PARCEL
058 16 0 049.00

Karen Johnson Davidson County
Batch # 1148476 DEEDQC
06/18/2024 12:42:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240618-0045854

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION of the sum of one dollar ($1.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, I, **Rosa McMillian** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto my sister **Dorothy Uwaifo** and my neice **Kola Clark** (Grantees) herein, all of their interest, in fee simple, in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No. 9 on Block "BB" on the revised plan of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 100 feet on the west side of Tennessee Highway No. 112 and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Dorothy Ellis Uwaifo by Instrument of Corretction from Yekinni J. Uwaifo, of record as instrument #20130521-0051385, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rosa McMillian by Quitclaim Deed from Dorothy Ellis Uwaifo instrument #20190415-0033845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property known as 4025 Clarksville Pike, Nashville, Tennessee 37218.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED OR REQUESTED AND THE LAW OFFICES OF LUVELL L. GLANTON, PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 2nd day of February 2024.

ROSA MCMILLIAN, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 2nd day of February 2024, before me personally appeared **ROSA MCMILLIAN,** Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Jewell S. Grimes
STATE OF TENNESSEE
NOTARY PUBLIC
Davidson Co.

NOTARY PUBLIC

My Commission Expires: 1-4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is One Dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Dorothy Ellis Uwaifo, Grantee

Sworn to and subscribed before me this 2nd day of February 2024.

NOTARY PUBLIC
My Commission Expires: 1-4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is One Dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Kola M. Ellis, Grantee

Sworn to and subscribed before me this 2nd day of February 2024.

NOTARY PUBLIC
My Commission Expires: 1-4-2027