Karen Johnson Davidson County
Batch # 1173063 DEEDQC
08/21/2024 03:55:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240821-0064411

This Instrument Prepared by:
JACOB T. THORINGTON
109 Jennings Street
Franklin, TN 37064

The actual consideration or value whichever is greater for this transfer is $ -0- .

AFFIANT

STATE OF TENNESSEE
COUNTY OF _____

Sworn to and subscribed before me

this ____ day of _____, 2024.

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the 21 Day of August, 2024.
Brad Weir, Deputy Register

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
OLUWATOYOSI OLAYINKA 1609 Rachel Way Old Hickory TN 37138	Same	064-03-0A-065.00

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY TENNESSEE, I, Chukwuemeka O. Oriala, by these presents do hereby quitclaim and convey unto Oluwatoyosi O. Olayinka, to his heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in DAVIDSON County, State of Tennessee as follows:

BEING Lot No. 93 of the Brandywine Pointe Subdivision, Section 1, Phase 12, of record in Plat Book 7900, Page 881, register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Oluwatoyosi O. Olayinka and Chukwuemeka O. Oriala a married couple, by Warranty Deed of record in instrument 20220624-0072661, recorded on 06/24/2022, in the Register's Office of Davidson County, Tennessee. The said Oluwatoyosi O. Olayinka and Chukwuemeka O. Oriala, having since been divorced by Final Decree of Divorce on the 12th day of December, 2023, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 23D-152 and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

THIS is improved property known as 1609 Rachel Way, Old Hickory, TN 37138

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 19 day of AUGUST, 2024.

Chukwuemeka O. Oriala

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 bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 2215 Garland Ave. Light Hall, Room 303 ~~Nashville, TN 37232~~, Tennessee, this 19 day of August, 2024.

NATHANIEL ARNOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nathaniel Arnold

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 24, 2028