THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1179242 DEEDQC
09/09/2024 01:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240909-0069279

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Chaw Trust 5575 Widgeon Way Frisco, TX 75034	New Owner	117-15-0X-009.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Chidobe Awuzie, A Single Person,** by these presents do hereby quitclaim and convey unto **Chaw Trust, dated June 28, 2023, as amended and restated,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat of Barlow Glen, of record in Plat at Instrument No. 20140528-0045612, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trace Construction Inc, a Tennessee corporation by Quitclaim Deed from John Hyneman of record in Instrument No. 20220627-0073070 Register's Office for Davidson County, Tennessee, dated June 23, 2022 and recorded on June 27, 2022.

Being the same property conveyed to J. Trent Lehman, Trustee of the Glen West Trust by Quitclaim Deed from Trace Construction Inc, a Tennessee corporation of record in Instrument No. 20220627-0073072 Register's Office for Davidson County, Tennessee, dated June 24, 2023 and recorded on June 27, 2022.

Being the same property conveyed to Chidobe Awuzie, a Single man, by Warranty Deed from J. Trent Lehman, Trustee of the Glen West Trust, of record in Instrument No. 20240813-0061232 Register's Office for Davidson County, Tennessee, dated August 8, 2024, and recorded on August 13, 2024.

Being also known as 421 Glen West Drive Nashville, TN 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
8th day of August 2024.

Affiant

My commission expires: 5.5.25
(Affix Seal)

Notary Public

VALERIE HORNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of August, 2024.

Chidobe Awuzie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chidobe Awuzie, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 8th day of August, 2024.

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 8, 2024**.

Affiant Signature

September 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25