Karen Johnson
Batch # 1202290
11/06/2024 10:48:05 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241106-0086224

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 200 Hart Street, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Julian Jamison & Tia Jamison **1041 Flintlock Court** **Nashville, TN 37217**	**SAME**	**135 16 0A 118.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEE and other good and valuable consideration, the receipt of which is acknowledged,

Abimola Adedeji,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Julian Jamison & Tia Jamison,

HEREINAFTER called the GRANTEES, all right, title, and interest to a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 as shown on the map entitled Tracts 8, 9, and 10 of Nashboro Village, of record in Plat Book 5200, Page 186-189, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tammy Adedeji and husband, Abimola Adedeji, by quitclaim deed from Tammy Adedeji, f/k/a Tammy Lipscomb, of record in Instrument No. 20180209-0013183, Register's Office for Davidson County, Tennessee.

Tammy Adedeji having passed away on December 14, 2023, leaving husband Abimola Adedeji as the sole owner of the property.

The conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as **1041 Flintlock Court, Nashville, TN 37217.**

WITNESS MY HAND this the 28 day of ~~September~~ October, 2024.

Abimola Adedeji

STATE OF Minnesota
COUNTY OF Hennepin

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Abimola Adedeji,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 28 day of ~~September~~ October NK, 2024.

NAVJOT KAUR
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2029

NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2024.

HEIDI MCGLOTHLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: