Box #14

QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- Affiant Subscribed and sworn to before me, this the 18th day of March, 2025 Notary Public My commission expires 10/20/2026 (AFFIX SEAL)

NATALIE A MCKEE NOTARY PUBLIC TENNESSEE My Comm Exp October 20, 2026 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

File no 4893-3

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Sinmi Ventures, LLC	NEW OWNER	070-07-0-P-14 00CO
8824 Caswick Court		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kehinde Carew, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Sinmi Ventures, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND 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 Unit 14 of Westvue, a Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20191101-0112866, amended in Instrument Numbers, 20200204-0012519 and 20200601-0055933, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kehinde Carew, a married man by Warranty Deed from Westvue Development, LLC, recorded March 15, 2021 in Instrument No. 20210315-0033849, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1247915 DEEDQC
03/19/2025 10 41 20 AM 2 pgs
Fees $12 00 Taxes $0 00

20250319-0019557

The property conveyed herein is not the place of residence of the Grantor or his spouse.

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

THIS INSTRUMENT HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

This is improved property known as: 960 Youngs Lane, Nashville, TN 37207

Witness my/our hand(s) this 18th day of March, 2025

K Carew

Kehinde Carew

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 **Kehinde Carew**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 2025.

Notary Public

My Commission Expires 10/20/2026

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp October 20, 2026
COUNTY OF WILLIAMSON