Karen Johnson Davidson County
Batch # 1257159 DEEDQC
04/07/2025 02 26 14 PM 2 pgs
Fees $12 00 Taxes $0 00
20250407-0026245

Record and Return Mail To:
This Instrument Prepared By
S Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties
No title search
No consideration

QUITCLAIM DEED

Address of New Owner:
GODWIN IGHOVO OTUNO, Trustee
GODWIN IGHOVO OTUNO LIVING TRUST dtd 3/31/25
619 PROMISE WAY
MURFREESBORO, TN 37128

Send Tax Bills To:
Same

Map and Parcel No.
147 – 12 – 0 – 030.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **GODWIN OTUNO, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **GODWIN IGHOVO OTUNO, as Trustee of the GODWIN IGHOVO OTUNO LIVING TRUST dtd 03/31/2025 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot(s) 1, as shown on the map entitled Ellis Subdivision, of record in Plat Book 7900, page 567, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a part of the same property conveyed to Charles G. Ellis and wife, Corynne D. Ellis, by deed from C. Vance Hickerson and wife, Ruby Hamilton Hickerson, of record in Book 2038, page 446, dated March 6, 1952, said Register's Office. Charles G. Ellis having since died on December 8, 2016. His interest in said property having transferred to Corynne D. Ellis upon his death.

Being the same property conveyed to Godwin Otuno and Jumoke Ruth Otuno, Husband and wife, from Corynne D. Ellis, unmarried, by Warranty deed recorded 9/6/2024, of, as Instrument No. 20240906-0068574, in the Register's Office for Davidson County, Tennessee.

Jumoke Ruth Otuno departed this life on 2/7/2025, leaving GODWIN OTUNO as the sole owner of the property described herein.

This is improved property known as ***324 HAYWOOD LN, NASHVILLE, TN 37211***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the 3rd day of **APRIL**, **2025**.

GODWIN OTUNO, Grantor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named GODWIN OTUNO, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of **APRIL**, **2025**.

Notary Public

My Commission Expires: 8/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

GODWIN IGHOVO OTUNO, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 3rd day of **APRIL**, **2025**.

Notary Public

My Commission Expires: 8/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford