AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 582171166-86124422

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 1263099 DEEDQC
04/22/2025 01:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250422-0030715

Tax ID No.: 050-02-0E-121.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 15th day of April, 2025, by and between **Uchenna Collins Udeze, married man, joined in execution by his spouse, Onyii Udeze**, a mailing address of 2009 Cone Boulevard, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Udez Properties LLC**, a mailing address of 825 Kirk Lane, Murfreesboro, TN 37128, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2009 Cone Boulevard, Nashville, TN 37207

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20220708-0078813, recorded on 07/08/2022 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Uchenna Collins Udeze

Onyii Udeze

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Uchenna Collins Udeze and Onyii Udeze, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 15th day of April, 2025.

Notary Public
My Commission expires 6-17-28

CHASE KRESS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Rutherford

Sworn to before me this 15th day of April, 2025.

Notary Public
My Commission Expires: 6-17-28

CHASE KRESS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Udez Properties LLC
825 Kirk Lane
Murfreesboro, TN 37128

Name and address of property owner:

Udez Properties LLC
825 Kirk Lane
Murfreesboro, TN 37128

EXHIBIT A
LEGAL DESCRIPTION

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. 121 on the Plan of Final Plat, Thornton Grove PUD, Phase 2A, of record in Instrument No. 20210908-0120324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

APN: 050-02-0E-121.00

PROPERTY COMMONLY KNOWN AS: 2009 Cone Boulevard, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 4/15/2025 . [date of document]

Affiant Signature

4/22/2025
Date

State of New York

County of Erie

Sworn to and subscribed before me this 22ND day of APRIL , 2 025

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025