Karen Johnson Davidson County
Batch# 1283532 DEEDQC
06/09/2025 01:52:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250609-0045197

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Kristen Germain
22 Century Blvd, Suite 450
Nashville, TN 37214

File No.: NAS-TN-250296-REF

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
4101 Creekwood North LLC, a Tennessee Limited Liability Company 2162 Brookview Dr NW Atlanta, GA 30318	MoFin Lending Corporation ISAOA/ATIMA 2645 N Federal Hwy, Suite 210 Delray Beach, FL 33483	058-15-0-107.00

THIS INDENTURE made this 5th day of June, 2025 between, **Megnauth Lokenauth**, First Party, and **4101 Creekwood North LLC, a Tennessee Limited Liability Company**, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of **No Dollars And No/100 Dollars ($0.00**) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, all the rights, title, interest and claim in or to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Creekwood North, as of record in Plat Book 4675, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Cindy Howell-Hoard, an unmarried person by Warranty Deed from Americo Properties, Inc. of record in Book 7553, Page 770, Register's Office for Davidson County, Tennessee, dated May 13, 1988 and recorded on May 26, 1988.

Being the same property conveyed to Monifa Lakesin Kotunu and M. Samaroo Lokenauth by Quitclaim Deed from Cindy Howell-Hoard of record in Book 10079, Page 399, Register's Office for Davidson County, Tennessee, dated May 31, 1996 and recorded on June 07, 1996.

Being the same property conveyed to OlaOsun Lakesin, married by Quitclaim Deed from M. Samaroo Lokenauth, unmarried of record in Instrument No. 20050214-0016676 Register's Office for Davidson County, Tennessee, dated February 10, 2005 and recorded on February 14, 2005.

Being the same property conveyed to OlaOsun Monifa Lakesin, married by Quitclaim Deed from Songoleke K. Kotunu, married of record in Instrument No. 20050318-0029879 Register's Office for Davidson County, Tennessee, dated February 03, 2005 and recorded on March 18, 2005.

Being the same property conveyed to Magnauth S. Lokenauth and Khadijah Lakesin by Quitclaim Deed from OlaOsun Monifa Lakesin, single of record in Instrument No. 20111028-0084250 Register's Office for Davidson County, Tennessee, dated October 28, 2011 and recorded on October 28, 2011.

Being the same property conveyed to Magnauth S. Lokenauth by Quitclaim Deed from Magnauth S. Lokenauth and Khadijah Lakesi, single of record in Instrument No. 20120920-0085458 Register's Office for Davidson County, Tennessee, dated September 11, 2012 and recorded on September 20, 2012.

Being the same property conveyed to Khadijah Lakesi by Quitclaim Deed from Megnauth S. Lokenauth, single of record in Instrument No. 20200304-0023628 Register's Office for Davidson County, Tennessee, dated March 02, 2020 and recorded on March 04, 2020.

Being the same property conveyed to Magnauth Lokenauth by Quitclaim Deed from Khadijah Lakesi, single of record in Instrument No. 20220407-0040307 Register's Office for Davidson County, Tennessee, dated December 19, 2021 and recorded on April 07, 2022.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Megnauth Lokenauth

Witness our hands this 5th day of June, 2025.

STATE OF Georgia
COUNTY OF Fulton

On this 5 day of June, 2025, before me personally appeared Megnauth Lokenauth to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Fulton County, ~~Tennessee~~ Georgia this 5th day of June, 2025.

Commission Expires: 4.3.27

Notary Public

TIMOTHY MURRAY NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 03, 2027

Tennessee Certificate of Electronic Document

I, Jonathan Roy Perry, 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 the law on June 5, 2025 (date of document).

Settlement Agent:

McMichael & Gray, PC

Signature

6/5/2025

Date

State of Tennessee

County of Williamson

Personally appeared before me, Carolyn Curdo, a notary public for this county and state, Jonathan Roy Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 5th day of June, 2025.

Carolyn Curdo

Notary Public

My Commission Expires: 11-14-2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(NOTARY SEAL)

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).