QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1343397 DEEDQC
11/10/2025 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251110-0089697

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas Aigbuwa Oboh and Edna Osamudiame Iyere	**SAME**	**136 05 0A 009.00**
(NAME) **324 Kottas Place**	(NAME)	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **DOUGLAS AIGBUWA OBOH, A MARRIED MAN** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **DOUGLAS AIGBUWA OBOH AND EDNA OSAMUDIAME IYERE, HUSBAND AND WIFE** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 9 AS SHOWN ON THE FINAL PLAT OF PHASE ONE, BAYVIEW ESTATE, FIRST REVISION, OF RECORD IN PLAT BOOK 9700, PAGE 920, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS AIGBUWA OBOH BY QUITCLAIM DEED FROM ANGELA EBHOTA IYERE, DATED MAY 13, 2008 AND FILED FOR RECORD ON AUGUST 19, 2008 AT INSTRUMENT #20080819-0085149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is Improved Property commonly known as: 324 Kottas Place, Nashville, TN 37217.

****IT BEING THE EXPLICIT INTENT OF THE PARTIES TO CREATE A TENANCY BY THE ENTIRETIES PURSUANT TO TCA § 66-1-109.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 10th day of November, 2025.

Douglas Oboh
DOUGLAS AIGBUWA OBOH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2025, before me personally appeared, Douglas Aigbuwa Oboh, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of November, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **November 10, 2025**.

Date

Affiant Signature

11-10-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC
CHRISTEN T. RABE
WILSON COUNTY