Karen Johnson Davidson County
Batch# 1346351 DEEDQC
11/14/2025 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251114-0090899

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me, this 13th day of November, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Landon C. Onyebueke and Grace E. Onyebueke, Trustees 6756 Sugar Hill Drive Nashville, Tennessee 37211	SAME	181 01 0A 136.00

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2029

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Landon C. Onyebueke and wife, Grace E. Onyebueke**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Landon C. Onyebueke and Grace E. Onyebueke, Trustees of the Landon & Grace Onyebueke Living Trust, established by the Revocable Trust Agreement of Landon C. Onyebueke and Grace E. Onyebueke dated November 13, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 13th day of November, 2025.

Landon C. Onyebueke

Grace E. Onyebueke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Landon C. Onyebueke and Grace E. Onyebueke, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of November, 2025.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Section Four Sugar Valley of record in Book 9700, Page 374, and amended in Instrument No. 20000523-0051444 Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Landon C. Onyebueke, married man by deed from Lifestyle Homes a Tennessee General Partnership, of record as Instrument No. 20010514-0049309, Register's Office for Davidson County, Tennessee.

This is improved property known as 6756 Sugar Hill Drive, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 `13, 2025.

11/14/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of November, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

