Karen Johnson Davidson County
Batch# 1351881 DEEDQC
12/01/2025 12:36:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251201-0095070

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Samuel D. Okpaku** ("Grantor"), an unmarried man, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Samuel O. Okpaku, an unmarried man,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Subdivision of Lot No. 34 on the Plan of O. B. Hayes, as of record in Plat Book 146, Page 266, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Samuel D. Okpaku, unmarried, by virtue of that certain Warranty Deed dated April 30, 2002, and being of record at Instrument No. 20020502-0053994 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 24 day of **November, 2025.**

Samuel O. OKPAKU
Samuel O. Okpaku

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Samuel O. Okpaku,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of **November, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 24 day of **November, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

PROPERTY ADDRESS:	**1233 17th Ave S, Nashville, TN 37212**
TAX PARCEL NO.:	**10408021700**
PROPERTY OWNER:	**Samuel O. Okpaku**
OWNER'S ADDRESS:	2907 Belmont Blvd. Nashville, TN 37212
MAIL TAX BILLS TO:	owner at owners address

Certificate of Authenticity

I, Holly A Mason, 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 11/24/25.

Affiant Signature

11/26/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of November, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 3.6.29

