This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste. 125
Nashville, TN 37211

ADDRESS NEW OWNER AS:

OSEC, LLC
808 Bristol Dr
Smyrna, TN 37167

SEND TAX BILLS TO:

SAME AS ADDRESSEE

Karen Johnson
Batch # 1431721
06/10/2026 09:21:53 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260610-0052427

Map & Parcel: 150-09-0A-008.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, **Simplicius Okoro,** have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to **OSEC, LLC** the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Sumner County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Plan of Forest View Park, Section VII, of record in Plat Book 6900, Page 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Simplicius Okoro from Jeremias Arnulfo Bartolon Morales, an umarried man and Otilia Juarez Ramos, an unmarried woman by Warranty Deed on June 27th,2025, of record in Instrument Number 20250702-0052202, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3364 Calais Circle Antioch, TN 37013

Witnessed our hand and dated 15, **May, 2026.**

Simplicius Okoro

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Simplicius Okoro with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this.

My commission expires: 8.23.26

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE of TENNESSEE
COUNTY of Davidson

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed to before me this 15 day of May, 2026.

My commission expires: 8.23.26

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD