BILL GARRETT, Davidson County
Trans:T20130107779 DEEDQC
Recvd: 12/30/13 14:20 2 pgs
Fees:12.00 Taxes:0.00
20131230-0130865

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4615

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph Frimpong Florence Frimpong Nanna Frimpong 1200 Grande Oak #920 Saraland, AL 36571	Summit Funding 2601 Fair Oaks Boulevard Sacramento, CA 95864	114-12-0A-086.00 CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

Subscribed and sworn to before me, this the 19th day of July, 2013.

Notary Public

My Commission Expires: 06/01/2015
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Joseph Frimpong and Florence Frimpong, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Joseph Frimpong and Florence Frimpong, husband and wife and Nanna Frimpong, an unmarried woman, as tenants in common, with rights of survivorship,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 86, on the Plan of STONERIDGE TOWNHOMES, PHASE II, as shown on plat recorded as Exhibit E in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Joseph Frimpong and Florence Frimpong, husband and wife by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company, dated July 19, 2013, of record in Instrument No. 20130730-0079425, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: 316 Stonecrest Way, Nashville, TN 37209

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this the 19th day of July, 2013.

Joseph Frimpong

Florence Frimpong

Florence Frimpong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joseph Frimpong and Florence Frimpong**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 19th day of July, 2013.

Notary Public

My Commission Expires: 06/01/2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015