*This Instrument Prepared By and Return To:*
*Four Star Title LLC*
*2508 N. Mt. Juliet Road.*
*Mt. Juliet TN 37122*

Return To: 14-0416
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

# *QUITCLAIM DEED*

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**NEW OWNER:**
Kodzo Agbenyah
Henrietta Okai
3709 Asheford Trace
Antioch TN 37013

**SEND TAX BILLS TO:**
Same

**MAP/PARCEL**
16413008500

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Kodzo A. Agbenyah, and Henrietta Okai hereinafter called the GRANTOR, does hereby quitclaim and convey unto Kodzo A. Agbenyah and wife Henrietta Okai, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

BEING Lot No. 259, on the Plan of First Revision of Asheford Crossing, Section Two, of record in Book 9700, Page 171, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kodzo A. Agbenyah by Quitclaim Deed from Cynthia A. Agbenyah recorded September 27, 2005 in Instrument Number 20050927-0116033, Register's Office for Davidson County, Tennessee; and further conveyed to Cynthia A. Agbenyah and husband, Kodzo A. Agbenyah by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders recorded December 4, 1998 in Book 11237, Page 834, Register's Office for Davidson County, Tennessee.

This is improved property located at 3709 Asheford Trace, Antioch TN 37013.

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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.

BILL GARRETT, Davidson County
Trans:T20140066207 DEEDQC
Recvd: 09/05/14 11:32 2 pgs
Fees:12.00 Taxes:0.00
20140905-0081459

HAO KAA

**IN WITNESS WHEREOF,** the GRANTOR(S) has hereunder set his/her/their hand(s) this 29th day of August, 2014.

Kodzo Agbenyah

**Kodzo Agbenyah**

Henrietta Okai

**Henrietta Okai**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Kodzo Agbenyah and Henrietta Okai,** to me personally known, or proved on the basis of satisfactory evidence, and are the ones described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 29th day of August, 2014.

NOTARY

My Commission Expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 29th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY