Davidson County DEEDQC
Recvd: 01/19/16 10:50 5 pgs
Fees:27.00 Taxes:0.00
20160119-0004915

This instrument prepared by:
Edo Efionayi
4436 Gina Brooke Dr.
Hermitage, TN 37076

Owner/Responsible Taxpayer
Edo Efionayi and Sarah Iriogbe
4436 Gina Brooke Dr.
Hermitage, TN 37076

Tax Map Parcel No.: 087-13-0-010.00

M.I.S. FILE NO
1435176

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 9 day of January, 2016, by and between Edo Efionayi, a married man, joined by his wife, Sarah Iriogbe, whose address is 4436 Gina Brooke Dr., Hermitage, TN 37076, ("Grantor"), and Edo Efionayi and Sarah Iriogbe, husband and wife, as tenants by the entirety, whose address is 4436 Gina Brooke Dr., Hermitage, TN 37076, ("Grantee");

WITNESSETH: That for NO CONSIDERATION, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all Grantor's right, title, and interest in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

DEED TO ADD SPOUSE ON TITLE FOR NO CONSIDERATION.

Being the same property conveyed to Grantor by Deed dated December 28, 2005 from Susan B. Juszcak, unmarried of record in Instrument Number 20051228-0155085 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 4436 Gina Brooke Dr., Hermitage, TN 37076

WITNESS the hand and seal of the party of the first part the day and year first above written.

Edo Efionayi

Sarah Iriogbe

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

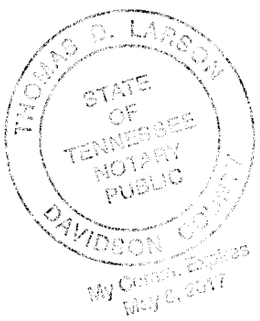
Personally appeared before me, Thomas D Larson, a Notary Public in and for said County and State, Edo Efionayi and Sarah Iriogbe the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of January, 2016

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: May 8, 2017



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Edo Efionayi

Sarah Iriogbe

Witness my hand, at office, this 9 day of January, 2016

NOTARY STAMP/SEAL

THOMAS H. LASSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires May 8, 2017

NOTARY PUBLIC

Notary Commission Expires: May 8, 2017

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001435176

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT 20051228-0155085 AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 162 ON THE PLAN OF GINA HILL OF RECORD IN PLAT BOOK 5800, PAGE 75, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL CONDITIONS EASEMENTS; AND ALL OTHER MATTERS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; ALL MATTERS APPEARING ON THE PLAN OF RECORD IN BOOK 5800, PAGE 75, SAID REGISTER'S OFFICE; RESTRICTIVE COVENANTS CONTAINED IN BOOK 5903, PAGE 672, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO EDO EFIONAYI, MARRIED, FROM SUSAN B. JUSZCAK, UNMARRIED, RECORDED ON DECEMBER 28, 2005 IN INSTRUMENT 20051228-0155085, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 087-13-0-010.00

COMMONLY KNOWN AS 4436 GINA BROOKE DR, HERMITAGE, TN 37076
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Angelia Webb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Angelia Webb

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Debra Dunman, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debra Dunman

My Commission Expires: 4/26/16
Notary Seal

