BILL GARRETT, Davidson County
Trans: T20160007934 DEEDQC
Recvd: 01/29/16 11:22 2 pgs
Fees: 12.00 Taxes: 0.00

20160129-0008851

After Recording Return To:
return to
National Title Solutions, Inc.
3550 Hobson Rd. Ste 101
Woodridge, IL 60517
Map & Parcel:
141-12-0E-020.00

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

QUIT CLAIM DEED

{this deed is being executed to remove co-owner from title]

New Owner/ Property Being Conveyed
Henry Mahasi
Celestine Wanjalla
1083 Morton Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 21 day of January, 2016, between ANGELINE STUMA, an unmarried woman, residing at 87 Aldrich St Somerville MA 02145 hereinafter referred to as **"Party of the First Part"** and HENRY MAHASI and CELESTINE WANJALLA, husband and wife as tenants by the entireties, collectively hereinafter referred to as **"Party of the Second Part."**

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO. 13 ON THE PLAN OF HARPETH CREST SUBDIVISION, PHASE II, AS OF RECORD IN INSTRUMENT # 20020403-0040556, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO HENRY MAHASI AND CELESTINE WANJALLA, HUSBAND AND WIFE AND ANGELINE STUMA, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM ANTHONY NICHOLS AND GRACE A. NICHOLS, HUSBAND AND WIFE, RECORDED 02/03/2014 AS INSTRUMENT NO. 20140203-0009425 IN THE OFFICIAL RECORDS OF DAVISON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1083 Morton Road, Nashville, TN 37221
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

ANGELINE STUMA

GEOVANNE COLON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 27, 2017

STATE OF ~~TENNESSEE~~ @ Massachusetts }

COUNTY OF SUFFOLK }

On this 21 day of JANUARY, 2016, before me personally appeared ANGELINE STUMA to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

My Commission Expires: 10/27/2017

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $0.

ANGELINE STUMA

Subscribed and sworn to before me this 21 day of JANUARY, 2016.

GEOVANNE COLON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 27, 2017

NOTARY PUBLIC

My Commission Expires: 10/27/2017

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.