BILL GARRETT, Davidson County
Trans:T20160017234 DEEDQC
Recvd: 03/02/16 12:58 2 pgs
Fees:12.00 Taxes:0.00
20160302-0019988

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
KWAKU ADU-BOAHENE 4104 ALICIA LANE ANTIOCH, TN 37013	WELLS FARGO BANK N.A. P.O. BOX 660455 DALLAS, TX 75266-0455	150-06-0-A-038.00

KNOW ALL MEN BY THESE PRESENTS:

That REGINA ADU-BOAHENE, (being one and the same as REGINA DELORES ADUBOAHENE), Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Chancery Court for Davidson County, Tennessee, between REGINA DELORES ADUBOAHENE, Plaintiff, and KAWAKU ADUBOAHENE (being one and the same as KWAKU ADU-BOAHENE), Defendant, does hereby demise, release, and forever quitclaim unto the said, KWAKU ADU-BOAHENE, his heirs, successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of The Parks at Priest Lake, Phase One of record in Instrument No. 20090910-0084797 and Instrument No. 20090910-0084798, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Special Warranty Deed from Umbrella Investment Corporation, dated February 26, 2010, recorded in Instrument No. 20100302-0015868, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Umbrella Investment Corporation by Deed from The Parks at Priest Lake, LLC, dated December 29, 2006 and recorded January 2, 2007 in Instrument No. 20071002-0000292 in the Register's Office for Davidson County, Tennessee.
Current Source of Title # 20100603-0042959
Map Parcel No. 150-06-0-A-38.00CO

This improved property known as 4104 Alicia Lane, Lot 38, Parks @ Priest Lake, Antioch, TN 37013.

This is the same description as in previous deed of record.

This conveyance is subject to all taxes, easements, right of ways, restrictions, zoning regulations, and covenants of record.

The said KWAKU ADU-BOAHENE, hereby agrees to pay and agrees to hold REGINA ADU-BOAHENE, harmless from one original Deed of Trust Note in favor of PRIMELENDING, A PLAINSCAPITAL COMPANY, and now, Wells Fargo Bank N.A., said note bearing an original unpaid principal balance of $175,978.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20100603-0042960 recorded on June 3, 2010, Pages 1-12 in the Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named REGINA ADU-BOAHENE, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Regina Adu-Boahene
REGINA ADU-BOAHENE
Grantor

Sworn to and subscribed before me
this 13th day of January, 2016

Victoria Snyder
NOTARY PUBLIC

VICTORIA SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

My Commission Expires: May 6, 2019

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named KWAKU ADU-BOAHENE, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand this 23 day of February, 2016.

KWAKU ADU-BOAHENE
Affiant/Grantee

Candace Kerr
NOTARY PUBLIC

CANDACE KERR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: Jan. 6, 2020

This instrument prepared from information provided by the parties involved.