Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20160620-0062657

File Number: 1673435

After Recording Return To:
Avenue 365 Lender Services
401 Plymouth Road, Ste 550
Plymouth Meeting, PA 19462

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Cosmas O. Okoro, 1320 Gannett Peak Lane, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135 14 0A 243.00CO

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Nneka Okoro, formerly married to **Cosmas O. Okoro, but now divorced and unmarried** whose mailing address is **1320 Gannett Peak Lane, Antioch, TN 37013**, hereinafter grantors and also the grantees herein, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Cosmas O. Okoro**, hereinafter grantee, whose tax mailing address is **1320 Gannett Peak Lane, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 243 ON THE PLAN OF THE FINAL PLAT OF PINNACLE POINT SUBDIVISION, PHASE FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8250, PAGE 842, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IN HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. BEING THE SAME PREMISES CONVEYED UNTO COSMOS O. OKORO AND WIFE, NNEKA S. OKORO, BY VIRTUE OF DEED FROM LAWRENCE L. LOVELL AND WIFE, MASEL M. LOVELL DATED MAY 4,

2001, RECORDED MAY 23, 2001 IN INSTRUMENT NO. 20010523-0053768, DAVIDSON COUNTY, TN. PARCEL ID: 135 14 0A 243.00CO

(See Final Decree of Divorce, Third Circuit Court, Davidson County; Docket No. 13-D-2978),

Property Address is: 1320 Gannett Peak Lane, Antioch, TN 37013

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

BEING THE SAME PREMISES CONVEYED UNTO COSMOS O. OKORO AND WIFE, NNEKA S. OKORO, BY VIRTUE OF DEED FROM LAWRENCE L. LOVELL AND WIFE, MASEL M. LOVELL DATED MAY 4, 2001, RECORDED MAY 23, 2001 IN INSTRUMENT NO. 20010523-0053768, DAVIDSON COUNTY, TN. PARCEL ID: 135 14 0A 243.00CO

Executed by the undersigned on May 3, 2016:

Nneka Okoro

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 3, 2016 by **Nneka Okoro**, who is personally known to me or have produced TNDL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

Comm. expires: May 8, 2018

MARYBETH BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Sasha Ramos, 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.

Sasha Ramos

Signature

State of Pennsylvania

County of Montgomery

Personally appeared before me, Shawnna L Sorenson, a notary public for this county and state, Sasha Ramos, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires May 17, 2019