THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 01/04/17 11:53 4 pgs
Fees:22.00 Taxes:0.00
20170104-0000809

QUIT CLAIM DEED

ARS 11-1134 B10

Return To:
Stewart
500 North Broadway 9th Floor
St. Louis, MO 63102

New Owner(S) Address &
Mail Tax Statements To:
Emmanuel Kwatei Quartey & Joyce Gifty Quartey
5628 Dory Drive
Antioch, TN 37013

Property Tax ID#: 151-09-0B-074.00CO
File #: 1600620626

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, WE, EMMANUEL KWATEI QUARTEY, a/k/a EMMANUEL K. QUARTEY and JOYCE GIFTY QUARTEY, f/k/a JOYCE G. SACKEY, husband and wife, who acquired title without marital status, as joint tenants with rights of survivorship, as Grantors, hereby conveys all rights, titles and interests that I may have in to EMMANUEL KWATEI QUARTEY and JOYCE GIFTY QUARTEY, husband and wife, as joint tenants, with rights of survivorship, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 151-09-0B-074.00CO
Property Address: 5628 Dory Drive, Antioch, TN 37013

Prior Deed recorded 12/09/2005 as Instrument 20051209 0148195, Davidson County Court Clerk's Office.

Witness my hand this the 21 day of December, 2016.

EMMANUEL KWATEI QUARTEY, a/k/a
EMMANUEL K. QUARTEY

JOYCE GIFTY QUARTEY, f/k/a
JOYCE G. SACKEY

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, EMMANUEL KWATEI QUARTEY, a/k/a EMMANUEL K. QUARTEY and JOYCE GIFTY QUARTEY, f/k/a JOYCE G. SACKEY, the Grantors, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 21 day of December 2016.

Notary Public
My Commission expires: 7.2.17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

EMMANUEL KWATEI QUARTEY, a/k/a
EMMANUEL K. QUARTEY

JOYCE GIFTY QUARTEY, f/k/a
JOYCE G. SACKEY

Subscribed and sworn to before me this the 21 day of December, 2016

Notary
My Commission expires: 7.2.17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A

LEGAL DESCRIPTION:

SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 72 ON THE PLAN OF PHASE 1-B, LAKESIDE COVE AT PERCY PRIEST, OF RECORD IN INSTRUMENT NO. 200501100003257 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LEGAL PROJECT NAME - LAKESIDE COVE

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO EMMANUEL K. QUARTEY AND JOYCE G. SACKEY, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY DATED 11/22/2005 AND RECORDED 12/09/2005 IN DEED INSTRUMENT 20051209 0148195 OF THE DAVIDSON COUNTY, TENNESSEE PUBLIC REGISTRY.

PARCEL NO. 151-09-0B-074.00CO

LOAN #: 268001637

ORDER #: 1600620626

True Copy Certification

I, CHERI HACKETHAL, 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.

Signature

CHERI HACKETHAL

State of MISSOURI

County of CITY OF ST LOUIS

Personally appeared before me, Brandon Williams, a notary public for this county and state, Cheri Hackethal who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

BRANDON WILLIAMS

My Commission Expires: 12/5/2017

Notary' Seal (if on paper)

BRANDON WILLIAMS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: Dec. 5, 2017
13077824