This Instrument Prepared By:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:
Candy Wakwe and Walter Wakwe
2310 Elliott Ave # 139
Nashville, TN 37204
Reference Number: TN347763

Mail Tax Statements To:
Candy Wakwe and Walter Wakwe
2310 Elliott Ave # 139
Nashville, TN 37204

Davidson County DEEDQC
Recvd: 03/02/17 10:50 5 pgs
Fees:27.00 Taxes:0.00
20170302-0020685

Property Tax ID#: 105-14-0C-139.00

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **Candy Wakwe, f/k/a Candy Desone Ideozu, a married woman, and Joseph Louis Mancini, unmarried,** whose post office address is 2310 Elliott Ave # 139, Nashville, TN 37204, as Grantor(s), and **Candy Wakwe and Walter Wakwe, wife and husband as joint tenants,** whose post office address is 2310 Elliott Ave # 139, Nashville, TN 37204, as Grantee(s) hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 2310 Elliott Ave # 139, Nashville, TN 37204

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded March 11, 2008 among the Official Property Records of Davidson County, Tennessee as Instrument 20080311-0024250.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 21 day of Dec, 2016.

Candy Wakwe, f/k/a Candy Desone Ideozu

Joseph Louis Mancini

STATE OF Georgia
COUNTY OF Fulton

On this 21 day of December, 2016 before me personally appeared Candy Wakwe, f/k/a Candy Desone Ideozu and Joseph Louis Mancini, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 21 day of December 2016

Angela M. Claybrooks
Notary Public
My Commission expires: April 9, 2017

OFFICIAL SEAL
ANGELA M. CLAYBROOKS
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires April 9 20

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Bruce Clark

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 Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Candy Ideozu Wakwe fka Candy DeSone Ideozu.
Affiant Candy Ideozu Wakwe fka Candy DeSone Ideozu.

Subscribed and sworn to before me this 22 day of February 2017 by Candy Ideozu Wakwe f/k/a Candy DeSone Ideozu.

Angela M. Claybrooks
Notary Public
Commission Expires April 9, 2017

Angela M Claybrooks
Notary Public
State of Georgia
County of Gwinnett
Comm Exp April 9, 2017

Name and address for person(s) responsible for taxes:

Candy Wakwe and Walter Wakwe
2310 Elliott Ave # 139
Nashville, TN 37204

Name and address of property owner:

Candy Wakwe and Walter Wakwe
2310 Elliott Ave # 139
Nashville, TN 37204

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 139 AS SPECIFIED ON THE PLAT SHOWN IN THE MASTER DEED, ON THE PLAN OF THE PARK AT MELROSE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR THE PARK AT MELROSE CONDOMINIUMS, OF RECORD UNDER INSTRUMENT NO. 20070917-0110745, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF THE PARK AT MELROSE CONDOMINIUMS, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD UNDER INSTRUMENT NO. 20070917-0110745, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THAT SAME PROPERTY CONVEYED TO CANDY DESONE IDEOZU, UNMARRIED AND JOSEPH LOUIS MANCINI, UNMARRIED BY DEED FROM HILLVIEW VILLAGE PARTNERSHIP DATED MARCH 07, 2008 AND RECORDED MARCH 11, 2008 IN INSTRUMENT NO. 20080311-0024250 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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

State of Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters