This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDQC
Recvd: 03/15/17 15:43 4 pgs
Fees:22.00 Taxes:0.00
20170315-0025509

State of _____}
County of _____}

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this 14th day of March, 2017.

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Samuel Kpana-Quamoh
2311 Milton Drive
Nashville, TN 37207
SEND TAX BILLS TO:
Samuel Kpana-Quamoh
2311 Milton Drive
Nashville, TN 37207
TAX ID NUMBER: 082080130000

QUITCLAIM DEED

17NT00022

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

ANDRE RAMONE RAMEY AND WIFE, MONA DARLENE RAMEY

By these presents do remise, release and **QUITCLAIM** unto

SAMUEL KPANA-QUAMOH

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 IN THE JAMES R. LOVE'S SUBDIVISION OF THE MASSENGALE TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 547, PAGE 4, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL KPANA-QUAMOH BY QUIT CLAIM DEED FROM ANDRE R. RAMEY, A SINGLE PERSON AS RECORDED 1-11-17 AS INSTRUMENT NO. 20170111-0003273.

BEING THE SAME PROPERTY CONVEYED TO ANDRE RAMONE RAMEY AND WIFE, MONA DARLENE RAMEY BY WARRANTY DEED FROM BESSIE LILLY GIBSON, UNMARRIED AS RECORDED 8-18-93 IN BOOK 9050, PAGE 384.

This is improved property commonly known as 920 W. EASTLAND AVE., NASHVILLE, TN 37206.

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

Witness our hands this 26th day of Jan, 2017.

X Andre Ramey
ANDRE RAMONE RAMEY

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ANDRE RAMONE RAMEY**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of Jan., 2017.

Eric E. Sharpe
Notary Public

Eric E. Sharpe State of Tennessee Notary Public Davidson County

My commission expires: 05, 08, 2017

Witness our hands this 26th day of Jan, 2017.

X Mona D Ramey
MONA DARLENE RAMEY

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **MONA DARLENE RAMEY**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of Jan., 2017.

Eric E. Sharpe
Notary Public

Eric E. Sharpe State of Tennessee Notary Public Davidson County

My commission expires: 05, 08, 2017

SAMUEL KPANA-QUAMOH

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SAMUEL KPANA-QUAMOH,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of Jan., 2017

Eric E Sharpe
Notary Public

Eric E Sharpe
State of Tennessee
Notary Public
Davidson County

My commission expires: 05,08,2017

Certificate of Authenticity

I, Edward A. Cooper, 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

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY