Bill Garrett Davidson County
Batch# 52108 DEEDQC
01/29/2018 09:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180129-0008723

Commitment Number: UNLS1090526

After Recording, Return To:
Unisource
2530 Red Hill Ave, Suite 110
Santa Ana, CA 92705

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:
KOFI BADU KUTTEN and **JOYCE BOAKYE KUTTEN**, 3021 Stone Bridge Roads, Antioch, TN 37013

Exempt: Section 67-4-409(a)(4): 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.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 15010027400

QUITCLAIM DEED

JOYCE BOAKYE NKA JOYCE BOAKYE KUTTEN and **KOFI BADU NKA KOFI BADU KUTTEN**, a married couple, whose mailing address is **3021 Stone Bridge Roads, Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **KOFI BADU KUTTEN** and **JOYCE BOAKYE KUTTEN**, husband and wife, hereinafter grantees, whose tax mailing address is **3021 Stone Bridge Roads, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

BEING LOT NO. 24 ON THE PLAN OF STONEBRIDGE 1ST REVISION, AS OF RECORD IN PLAT BOOK 9700 PAGE 244, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.
Property Address is: 3021 Stone Bridge Roads, Antioch, TN 37013

State of TN
County of DAVIDSON

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 $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26th day of NOVEMBER, 2017.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

(Seal)

Affiant

JOYCE BOAKYE KUITEN
Print Name

Notary Public

My commission expires:

1/8/19

CLARISSA BLAKE
Print Name

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as Instrument No. 20050421-0044639 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 15010027400

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.

Executed by the undersigned on Nov. 20, 2017:

Joyce Boakye NKA Joyce
JOYCE BOAKYE NKA JOYCE BOAKYE KUTTEN

Kofi Badu NKA Kofi Badu Kutten
KOFI BADU NKA KOFI BADU KUTTEN

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on Nov. 20, 2017 by **JOYCE BOAKYE NKA JOYCE BOAKYE KUTTEN** and **KOFI BADU NKA KOFI BADU KUTTEN** who are personally known to me or have produced Driver License 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

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Tennessee Certification of Electronic Document

I, Jen Vlieger, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 California

County of Orange

Personally appeared before me, Patrice Jobin, a notary public for this county and
Notary's Name

state, Jen Vlieger, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: Dec. 29 2020

NOTARY'S SEAL

PATRICE JOBIN
COMM. # 2174218
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. DEC. 29, 2020