Record & Return To:
Realty Title & Escrow Co., Inc.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P: (901) 260-4055
RT File No.: 18110154
TG: 6934469
Tribeca No.: 275635

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $253,000.00

Affiant

Subscribed and sworn to before me, this 9th day of May 2018.

Notary Public

My commission expires: Sept. 16, 2018

LINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

Bill Garrett Davidson County
Batch# 90357 DEEDWARR
05/09/2018 09:53:51 AM 3 pgs
Fees: $18.00 Taxes: $936.10

20180509-0044342

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Property Owner 6, LLC	**Property Owner 6, LLC**	**151090B09900**
P.O. BOX 4090	**P.O. BOX 4090**	
SCOTTSDALE, AZ 85261	**SCOTTSDALE, AZ 85261**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Eugene Kwadwo Boateng Mensah, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Property Owner 6, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 96 on the plan of Lakeside Cove, at Percy Priest, Phase 2, of record in Instrument No. 20051102-0132676, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eugene Kwadwo Boateng Mensah, unmarried, by Warranty Deed from John Okai-Tetteh and Marian Okai-Tetteh, husband and wife, dated June 24, 2015, of record in Instrument No. 20150701-0063628, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5408 Skip Jack Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Eugene Kwadwo Boateng Mensah
By John Okai-Tetteh
Attorney-in-Fact _____ Date: 5/2/18
Eugene Kwadwo Boateng Mensah
By: John Okai-Tetteh
Attorney in Fact

_____ Date: _____

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOHN OKAI-TETTEH with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of EUGENE KWADWO ~~BOATEND~~ * Boateng MENSAH , and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book *, Page _____, in said Register's Office.

* 20180509-0044341

Witness my hand, at office, this 7th day of May 2018.

_____
NOTARY PUBLIC

My Commission Expires: 9/4/21

K. B. LEEDY
STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for EUGENE KWADWO BOATENG MENSAH, by virtue of a Power of Attorney duly executed by the said EUGENE KWADWO BOATENG MENSAH, and:

☐ appearing of record at Instrument No. _____ in the Register's Office of Shelby County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said EUGENE KWADWO BOATENG MENSAH is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

JOHN OKAI - TETTEH

SWORN to and subscribed before me, this the 7th day of May, 2018.

Notary Public

My Commission Expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC