Bill Garrett Davidson County
Batch# 112863 DEEDQC
07/05/2018 02:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180705-0065250

QUITCLAIM DEED

Return to:

OBOFONI OSIFOH AND JENNIFER OSIFOH
3216 OAKVIEW CT
ANTIOCH TN 37013
FILE NO. 115483ID-07

STATE OF Tennessee
COUNTY OF Williamson
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 10.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 31st DAY OF July, 2018.

LEIGH S. SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISON EXPIRES: 7/27/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JESSICA BECERRA, BC LAW 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
OBOFONI OSIFOH AND JENNIFER OSIFOH	OBOFONI OSIFOH AND JENNIFER OSIFOH	15007035700
3216 OAKVIEW CT ANTIOCH, TN 37013	3216 OAKVIEW CT ANTIOCH, TN 37013	

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 ACKNOWLEDGED, **OBOFONI OSIFOH, MARRIED WHO ACQUIRED TITLE AS UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **OBOFONI OSIFOH AND JENNIFER OSIFOH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO 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 19-B, LAKESHOREWOODS, SECTION 2, ZONE LOT DIVISION OF LOTS 14 AND 19, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 608 AMENDED IN PLAT BOOK 5800, PAGE 316, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to OBOFONI OSIFOH, UNMARRIED, by deed dated 09/30/2005, and recorded on 10/07/2005, as Instrument No. 20051007-0121757, DAVIDSON County, Tennessee.

Property known as, 3216 OAKVIEW CT, ANTIOCH, TN 37013

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 my hand this 31st day of May, 2018.

Obofoni Osifoh

OBOFONI OSIFOH

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Leigh S. Smith of the state and county mentioned, personally appeared **OBOFONI OSIFOH,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Leigh S. Smith
Notary Public
Printed Name: Leigh S. Smith
My Commission Expires: 07/27/20

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☑

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. ***FOR OFFICIAL USE ONLY:*** ***Buyer and Seller leave blank***

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:
Obofoni Osifoh
3216 Oakview Ct,
Antioch, TN 37013

3. (a) BUYER'S NAME AND ADDRESS:
Obofoni & Jennifer Osifoh
3216 Oakview Ct.
Antioch, TN 37013

(b) Are the Buyer and Seller related? Yes ☑ No ☐
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
3216 Oakview Ct, Antioch, TN 37013

5. MAIL TAX BILL TO:
Obofoni & Jennifer Osifoh
3216 Oakview Ct, Antioch, TN 37013

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☑ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☑ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☑ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ _____ 00

12. DATE OF SALE (Numeric Digits): _____
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ _____ 00

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☑ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☑

(b) If Yes, provide the dollar amount of the Personal Property:

$ _____ 00 **AND**

briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

_____

_____
Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Obofoni Osifoh
Signature of Seller/Agent

State of Tennessee, County of Williamson

Subscribed and sworn to before me on this 31st day of May 2018

Notary Public Leigh S. Smith

Notary Expiration Date 7/27/20

LEIGH S. SMITH NOTARY PUBLIC STATE TENNESSEE WILLIAMSON COUNTY

Obofoni Osifoh Jennifer Osifoh
Signature of Buyer/Agent

State of Tennessee, County of Williamson

Subscribed and sworn to before me on this 31st day of May 2018

Notary Public Leigh S. Smith

Notary Expiration Date 7/27/20

LEIGH S. SMITH NOTARY PUBLIC STATE TENNESSEE WILLIAMSON COUNTY

201807050065250

True Copy Certification

I, Tonya Doyle, 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.

Tonya Doyle
Signature

State of New Jersey

County of Burlington

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra E Adams

*Tonya Doyle

Sandra E Adams
Notary's Signature

My Commission Expires: 1-31-2021
Notary' Seal (if on paper)

SANDRA E. ADAMS
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES 1/31/2021

SANDRA E. ADAMS
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES 1/31/2021