Karen Johnson Davidson County
Batch# 217815 DEEDQC
04/15/2019 10:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190415-0034103

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190005889LD

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 173 10 0A 078.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 1st day of April, 2019, by and between **Rita Jakpor F/K/A Rita Toje, a married woman, who acquired title as unmarried, joined in execution by her spouse Otome Jakpor**, a mailing address of 3808 Dahlgreen Ct, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Rita Jakpor and Otome Jakpor, wife and husband**, a mailing address of 3808 Dahlgreen Ct, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3808 Dahlgreen Ct, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20121221-0117978, recorded on 12/21/2012 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Rita Jakpor

F K A

F/K/A Rita Toje

Otome Jakpor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Rita Jakpor F/K/A Rita Toje and Otome Jakpor**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 1st day of April, 2019.

Notary Public
My Commission expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 1st day of April, 2019.

Notary Public
My Commission Expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Name and address for person(s) responsible for taxes:
Rita Jakpor and Otome Jakpor
3808 Dahlgreen Ct
Antioch, TN 37013

Name and address of property owner:
Rita Jakpor and Otome Jakpor
3808 Dahlgreen Ct
Antioch, TN 37013

LEGAL DESCRIPTION

The following described property:

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Section 1 of Phase 2, Barnes Bend Estates, of record in Instrument No. 20060914-0114185, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same parcel conveyed to Rita Toje from The Jones Company of Tennessee, LLC, a Missouri Limited Liability Company, by virtue of a deed dated 12/20/2012, recorded 12/21/2012, as instrument no. 20121221-0117978 county of Davidson, state of Tennessee.

Tax ID/APN#: 173 10 0A 078.00

True Copy Certification

I, **Jennifer Terranova**, 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.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022