Karen Johnson Davidson County
Batch# 436522 DEEDWARR
07/13/2020 11:15:05 AM 2 pgs
Fees: $13.00 Taxes: $954.23

20200713-0076211

Name and Address of New Owner: Odai Quaye
Send tax Notices to Same: 204 Grovedale Trace, Antioch, TN 37013

****

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is *$257,900.00*, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Aisha Hall
Affiant

Subscribed & sworn to before me the 10th day of July, 2020.

Notary Public

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission expires: 2/19/24

Parcel No 164-07-0A-085.00

****

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *TWO HUNDRED FIFTY-SEVEN THOUSAND NINE HUNDRED and NO/100 DOLLARS, ($257,900.00)* cash in hand paid, the receipt of which is hereby acknowledged, I, **MICHELLE TIPTON f/k/a MICHELLE ELIZABETH FULLER,** a married woman, have bargained and sold and by these presents do transfer and convey unto **ODAI QUAYE,** unmarried man and **JOHN K. APPIAH,** unmarried man, their heirs and assigns, a one-half (1/2) undivided interest each in and to the following described tract or parcel of land located and situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, BEING Lot No. 261 on the final plat of Harvest Grove, Section One of record in Instrument No. 20060726-0090037, Register's Office for said county, to which reference is made for a more complete description.

BEING the same property conveyed to Michelle Tipton f/k/a Michelle Elizabeth Fuller by deed dated March 14, 2007, from Greenvale Construction, LLC, of record in Instrument No. 20070321-0034185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Such matters as shown on the plan of record as Instrument No. 20060726-0090037 and amended in Instrument No. 20061116-0142300, said Register's Office.

This instrument prepared by:
BASS AND BASS, ATTORNEYS
P. O. Box 500 Carthage, Tennessee

2. Declaration of Covenants, Conditions, Liens, Easements, And Restrictions, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20060628-0077382, said Register's Office.

This is improved property commonly known as 204 Grovedale Trace, Antioch, Tennessee.

Possession: Date of deed
2020 Taxes Prorated

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **ODAI QUAYE,** unmarried man and **JOHN K. APPIAH,** unmarried man, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said **ODAI QUAYE,** unmarried man and **JOHN K. APPIAH,** unmarried man, their heirs and assigns, their heirs and assigns, against the lawful claims of all persons, whomsoever.

JAMES DOUGLAS TIPTON, JR., husband of Michelle Tipton, joins in this conveyance to divest his marital interest in the subject property.

WITNESS MY HAND on this the 10 day of July, 2020.

MICHELLE TIPTON f/k/a
MICHELLE ELIZABETH FULLER

JAMES DOUGLAS TIPTON, JR.

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Michelle Tipton f/k/a Michelle Elizabeth Fuller** and husband, **James Douglas Tipton, Jr.,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official seal at Smith County, Tennessee, this 10 day of July, 2020.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 11/15/23