Karen Johnson Davidson County
Batch# 585982 DEEDQC
03/05/2021 01:44:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0029381

This Instrument Prepared By:
Michael K. Walker, Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

Address of New Owner	***Send Tax Bills To***	***Map/Parcel #***
AMON F. KOBRI and MARIE SANDRINE ANGOUA 3083 BRANTLEY DRIVE ANTIOCH, TN 37013	CENLAR P.O. BOX 77040 EWING, NJ 08628	150 02 0 235.00

FROM: AMON F. KOBRI and
ADJO M. ANGOUA, know known as
MARIE SANDRINE ANGOUA, married

TO: EDOUARD N'GUESSAN, Trustee

FROM: EDOUARD N'GUESSAN, Trustee

TO: AMON F. KOBRI and
MARIE SANDRINE ANGOUA, single, as
joint tenants with right of survivorship

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $-0-[exempt pursuant to T.C.A. 67-4-409(3)].

EDOUARD N'GUESSAN, Affiant

DANIELLE MASSARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Sworn to and subscribed before me this 4th day of March, 2021.

Danielle Massaro
Notary Public
My Commission Expires: 01/08/2024

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That AMON F. KOBRI (being one and the same as AMON FRANCIS KOBRI) and ADJO M. ANGOUA (being one and the same as MARIE SANDRINE ANGOUA, and formerly known as ADJO M ANGOUA), for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 19D2041, between Plaintiff, AMON FRANCIS KOBRI and Defendant, MARIE SANDRINE ANGOUA, do hereby quitclaim and convey to EDOUARD N'GUESSAN, as Trustee for the express purpose of carrying out the intent of this conveyance to AMON F.

KOBRI and MARIE SANDRINE ANGOUA, unmarried as joint tenants with right of survivorship, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Land in Davidson County, Tennessee, being Lot 171-A, Zone Lot Division, Resubdivision of Lots 170, 171 and 172 of Harbor Gate, Section 2, Revised, of record in Book 6200, Page 629, and amended in Book 8250, Page 448, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tomeka C. Davis by Warranty Deed from Jerry D. Hill, a widower dated July 31, 2015 and recorded August 3, 2015 in Instrument No. 20150803-0076413, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) al applicable government and zoning regulations.

Being the same property conveyed to Amon F. Kobri and Adjo M. Angoua, by Warranty Deed from Tomeka C. Davis, a single person, dated August 10, 2018 and recorded on August 16, 2018 in Instrument No. 20180816-0081421, in said Register's Office for Davidson County, Tennessee.

This is improved property, known as 3083 Brantley Drive, Antioch, Tennessee 37013.

And now I, EDOUARD N'GUESSAN, Trustee, for the express purpose of carrying out the intent of this conveyance, as set forth above, do hereby quitclaim and convey unto AMON F. KOBRI and MARIE SANDRINE ANGOUA, unmarried, as joint tenants with right of survivorship, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

EDOUARD N'GUESSAN, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, EDOUARD N'GUESSAN, Trustee, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of MARCH, 2021.

DANIELLE MASSARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

NOTARY PUBLIC
My Commission Expires: 01/08/2024

MARIE SANDRINE ANGOUA f/k/a
ADJO M. ANGOUA, Grantee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIE SANDRINE ANGOUA, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of MARCH, 2021.

NOTARY PUBLIC
My Commission Expires: 01/08/2024

AMON F. KOBRI, Grantee

DANIELLE MASSARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMON F. KOBRI, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 4th day of MARCH, 2021.

NOTARY PUBLIC
My Commission Expires: 01/08/2024

DANIELLE MASSARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.