THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Fortune Wolugboms
4049 Darlene Drive
Antioch TN 37013

Karen Johnson Davidson County
Batch# 704667 DEEDQC
08/25/2021 02:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210825-0114958

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QUITCLAIM DEED

Removing Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Fortune E. Wolugboms and Nelly O. Wolugboms**, hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Fortune E. Wolugboms, as Sole Owner**, of 4049 Darlene Drive, Antioch TN 37013, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Colewood Acres Section 2 of record in Plat Book 3700, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Parcel ID No: 162 02 0 158.00

Also known by street and number as: **4049 Darlene Drive, Antioch TN 37013**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **TR**, recorded at Book 11083 at Page 884 in the Register's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 30 day of July, 2021.

Fortune E. Wolugboms

~~NOT PRESENT~~ Nelly O. Wolugboms

Nelly O. Wolugboms

STATE OF Tennessee
COUNTY OF Davidson

On this the 30 day of JULY, 2021, before me, the undersigned officer, personally appeared **Fortune E. Wolugboms and ~~Nelly O. Wolugboms~~**, known to (W) be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

Norman Kantrowitz
Notary Public

My Commission expires: 4.23.2024

Affidavit of Value

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

Fortune E. Wolugboms

~~NOT PRESENT~~ Nelly O. Wolugboms

Nelly O. Wolugboms

State of Tennessee
County of Davidson

Subscribed and sworn before me this 30 day of July, 2021.

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

Norman Kantrowitz
Notary Public

My Commission expires: 4.23.2024

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Davidson } ss.

On this the 30th day of June, 2021, before me,
Day Month Year

Stephanie A. Bell, the undersigned Notary Public,
Name of Notary Public

personally appeared Nelly O. Wolugboms
Name(s) of Signer(s)

STEPHANIE A. BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Stephanie A Bell
Signature of Notary Public

Exp 10-18-22

Place Notary Seal/Stamp Above

Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Tennessee Certification of Electronic Document

I, Cody Nall, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2021 (date of document).

Cody Nall
Affiant Signature

8/9/21
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 9th day of August, 2021.

Sharon K Bell
Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.