Return to:

SPRUCE
6100 TENNYSON PARKWAY
PLANO TX 75024
FILE NO. 114360055136

Karen Johnson Davidson County
Batch# 729879 DEEDQC
10/04/2021 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211004-0133253

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/ SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS: NUMBERS	SEND TAX BILLS TO:	MAP PARCEL
ESOHE ESANBOR-ERIAMIATOE & MARK ESANBOR-ERIAMIATOE 0B 067.00	ESOHE ESANBOR-ERIAMIATOE & MARK ESANBOR-ERIAMIATOE	149 01 OB 067.00
808 BILLINGSGATE COURT ANTIOCH, TN 37013	808 BILLINGSGATE COURT ANTIOCH, TN 37013	**Quit-laim deeds taxable on the amount shown in the oath of -onsideration. TCA 67-4-409(a)(4)**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ESOHE ESANBOR-ERIAMIATOE, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY
BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ESOHE ESANBOR-ERIAMIATOE AND MARK MICHAEL ESANBOR ERIAMIATOE, MARRIED TO EACHOTHER,** 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:

Being Lot No. 270 on the plan of Piccadilly Square, Phase III, as of record in Plat Book 6250, Pages 892, 893 and 894, register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY CONVEYED TO ESOHE ESANBOR-ERIAMIATOE, A MARRIED PERSON BY QUIT CLAIM DEED FROM ESOHE ESANBOR- ERIAMIATOE, WHO TOOK TITLE AS UNMARRIED, DATED JULY 13, 2018 RECORDED ON JULY 24, 2018 AS INSTRUMENT NO: 20180724-0072180 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as, 808 BILLINGSGATE COURT, 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 24 day of June, 2021

Esohe Eriamiatoe

ESOHE ESANBOR-ERIAMIATOE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Jackie R Cromer of the state and county mentioned, personally appeared **ESOHE ESANBOR-ERIAMIATOE** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

JACKIE R CROMER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

Notary Public
Printed Name: Jackie R Cromer
My Commission Expires: 12-19-2023

VALUATION AFFIDAVIT

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.

Esohe Eriamiatoe
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 24 day of June, 2021

Notary Public
My commission expires: 12-19-2023

JACKIE R CROMER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

Tennessee Certification of Electronic Document

Date of Certification: 09/29/2021

I, CARSON COX, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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 on 06/24/2021 and authenticated according to law.

Signature
Carson Cox, Agent, Spruce Land Services, LLC

State of TEXAS

County of COLLIN

Personally appeared before me, Amber N Howe, a notary public for this county and
Notary's Name
state, CARSON COX, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 12/2/24

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
AMBER N HOWE
Notary ID #132805856
My Commission Expires
December 2, 2024