Karen Johnson Davidson County
Batch# 792244 DEEDQC
01/18/2022 12:10:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220118-0006775

Dear Davidson County Register of Deeds

RE: 4609 Dowdy Dr., Antioch, TN 37013

FROM: Emmanuel Osa Joseph, unmarried, and Lanitta Lonzette Joseph, unmarried, who acquired title as husband and wife

TO: Emmanuel Osa Joseph, unmarried

Assessor's Parcel Number: 148 12 0 254.00

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING : 6 pages *$5.00 per page (Minimum $10.00): $ 30.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 0.00

TOTAL RECORDING FEES: $ 32.00

DR1 71854145QC101010107

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Emmanuel Osa Joseph
4609 Dowdy Dr., Antioch, TN 37013

Real Estate Tax ID Number: **148 12 0 254.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

71854145-8030078 **Under T.C.A. Section 66-5-103(B)(2)**

This transfer between former spouses is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(E) as an adjustment of property rights between divorcing parties due to Judgment of Divorce entered on 12/1/2021, in Davidson County, Court Case No. 21D720.

THIS QUITCLAIM DEED, made this 7 day of January ,20 22 , by and between **Emmanuel Osa Joseph, unmarried, and Lanitta Lonzette Joseph, unmarried, who acquired title as husband and wife,** whose post office address is **4609 Dowdy Dr., Antioch, TN 37013 and 3639 Taliluna Avenue, Knoxville, TN 37919,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Emmanuel Osa Joseph, unmarried,** whose post office address is, **4609 Dowdy Dr., Antioch, TN 37013,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 71854145QC101010207

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 4609 Dowdy Dr., Antioch, TN 37013

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71854145QC101010307

Emma Joseph (SEAL)
Emmanuel Osa Joseph

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Emmanuel Osa Joseph**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

John P Barton

Notary Public

Name: John P. Barton

Commission Expiration Date: JUL 09 2024

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

DR1 71854145QC101010407

_____(SEAL)
Lanitta Lonzette Joseph

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Lanitta Lonzette Joseph**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Name: John P Barton

Commission Expiration Date: JUL 09 2024

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

DR1 71854145QC101010507

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Emmanuel Joseph (SEAL)

Emmanuel Osa Joseph

Subscribed and sworn to before me on this the 7 **day of** January, **20** 22

John P Barton

Notary Public

NAME: John P Barton

My Commission Expires: JUL 09 2024

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

DR1 71854145QC101010607

EXHIBIT A

Legal Description:

Tax Id Number(s): 148 12 0 254.00

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 92 ON THE PLAN OF HAZELWOOD, SECTION 18 AS OF RECORD IN PLAT BOOK 5190, PAGE 301, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Parcel Identification Number: 148 12 0 254.00
Commonly Known As: **4609 Dowdy Dr., Antioch, TN 37013**

Being the same property conveyed to Emmanuel Osa Joseph and Lanitta Lonzette Joseph, husband and wife, by deed dated September 30, 1997 of record in Deed Book 10633, Page 59, in the County Clerk's Office.

DR1 71854145QC101010707

Tennessee Certification of Electronic Document

I, PERRY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 1/7/2022 (date of document).

Affiant Signature

Jan 10, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 10 day of January, 2022

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026