Karen Johnson Davidson County
Batch# 853967 DEEDQC
05/12/2022 08:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220512-0054393

Return to:

REGINA ACQUAH AND NANA TAKYI
3352 MILBRIDGE DRIVE
ANTIOCH TN 37013
FILE NO. 9719531221

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:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
REGINA ACQUAH AND NANA TAKYI	REGINA ACQUAH AND NANA TAKYI	137 13 0A 042.00CO
3352 MILBRIDGE DRIVE ANTIOCH, TN 37013	3352 MILBRIDGE DRIVE ANTIOCH, TN 37013	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **REGINA ACQUAH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **REGINA ACQUAH, AN UNMARRIED WOMAN AND NANA TAKYI, AN UNMARRIED MAN, AS JOINT TENANTS**, 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. 42 ON THE PLAN OF SECTION ONE, PENINSULA POINT, A PUD OF RECORD IN BOOK 9700, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO REGINA ACQUAH, UNMARRIED BY DEED DATED 07/18/2014, RECORDED 07/18/2014, INSTRUMENT NO. 20140718-0063929, AMONGST THE REAL AND RECORDS OF DAVIDSON COUNTY, TENNESSEE STATE.

Property known as, 3352 MILBRIDGE DRIVE, 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 1st day of December, 2021.

REGINA ACQUAH

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tressie M. Lewis of the state and county mentioned, personally appeared **REGINA ACQUAH** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Tressie M. Lewis
My Commission Expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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 $ CC.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 1st day of December, 2021

Notary Public

My commission expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 42 ON THE PLAN OF SECTION ONE, PENINSULA POINT, A PUD OF RECORD IN BOOK 9700, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Parcel ID:137 13 0A 042.00CO

Commonly known as 3352 Milbridge Drive, Antioch, TN 37013
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20140718-0063929 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Michele Baldwin, 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 **12/01/2021** (date of document).

Michele Baldwin
Affiant Signature

04/12/2022
Date

State of California

County of San Bernardino

Sworn to and subscribed before me this **12th** day of **April**, 2**022**

Notary's Signature

MY COMMISSION EXPIRES: 9/04/2024

NOTARY'S SEAL

CRAIG VLIEGER
Notary Public - California
San Bernardino County
Commission # 2333184
My Comm. Expires Sep 4, 2024