Karen Johnson Davidson County
Batch# 886483 DEEDQC
07/08/2022 02:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220708-0079005

73418e6 ----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

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

NEW OWNER and
send tax bill to:
Alhassan Sheriff
1009 Esturbridge Ct
Antioch Tennessee 37013

Real Estate Tax ID Number: **150040 14300**

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

This No Consideration 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, on 9/13/2016 in Davidson County, Court Case No. 15D1585. This is not Souadou Kourouma's homestead and her homestead is listed below.

THIS QUITCLAIM DEED, made this 12 day of May, 2021 by and between **Alhassan Sheriff, an unmarried man, and Souadou Kourouma, a married woman, who acquired title as Husband and Wife**, whose post office address(es) is/are **1009 Esturbridge Ct., Antioch, Tennessee 37013 and 5296 Catspaw Drive, Antioch, Tennessee 37013,** as party or parties of the first part, "Grantor", and **Alhassan Sheriff, an unmarried man,** whose post office address(es) is/are **1009 Esturbridge Ct., Antioch, Tennessee 37013**, as party or parties of the second part, "Grantee",

WITNESSTH:

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: 1009 Esturbridge Ct., Antioch, Tennessee 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.

Alhassan Sheriff (SEAL)

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Alhassan Sheriff**, 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

70301299

Souadou Kourouma (SEAL)

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Souadou Kourouma**, 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 0 9 2024

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

AFFIDAVIT OF CONSIDERATION

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

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00).

(SEAL)
Affiant

Subscribed and sworn to before me on this the 12 **day of** May **,20** 21

Notary Public
NAME: John P Barton

My Commission Expires: JUL 0 9 2024

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

70301299

EXHIBIT A

Legal Description:

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

BEING LOT NO. 641, ON THE REVISED PLAN OF KENSINGTON OF PRIEST LAKE, PHASE ILL, OF RECORD IN BOOK 6900, PAGE 236, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Alhassan Sheriff and Souadou Kourouma, husband and wife, by deed dated March 13, 2014 of record in Deed Instrument/Case No. 20140318-0022311, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 15004014300
Commonly Known As: 1009 Esturbridge Ct., Antioch, Tennessee 37013

70301299

Tennessee Certification of Electronic Document

I, n Susa Palmer, 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 05/12/2021 (date of document).

Affiant Signature

Susan Palmer

7/2/21

Date

State of MI

County of Wayne

Sworn to and subscribed before me this 2nd day of July, 2021

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