Karen Johnson Davidson County
Batch# 962865 DEEDQC
01/20/2023 10:10:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230120-0004689

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, ~~Larea~~ ~~Kwakye and~~ **Augustine Kwayke,** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Larea Kwakye,** (Grantee), all of his rights, title, and interests in the following described real property, to wit: HM

Land in Davidson County, Tennessee, being Lot No. 209 on the plan of Matlock, Phase 2-A, of record in the Master Deed of the Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543 and Instrument No. 20100503-0033517, Register's Office for said County, to which reference is made for a more complete description.

Augustine Kwakye is one and the same and erroneously referred to as Augustine Kwayke.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and/or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20150904-0090200** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 20 day of **January, 2023.**

Augustine Kwakye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Augustine Kwakye**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20 day of **January, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 20 day of **January, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS:	**2215 Smedley Lane. Antioch, TN 37013**
TAX PARCEL NO.:	163 16 0C 209.00
PROPERTY OWNER:	**Larea Kwakye**
OWNER'S ADDRESS:	**2215 Smedley Lane. Antioch, TN 37013**
MAIL TAX BILLS TO:	**2215 Smedley Lane. Antioch, TN 37013**

Certificate of Authenticity

I, Holly A. Mason, 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 January 20, 2023.

Affiant Signature

1/20/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026