Name and Address of New Owner:
Adepa, LLC
317 Purple Heart Dr.
Buda, TX 78610

Karen Johnson Davidson County
Batch# 1109524 DEEDQC
03/11/2024 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240311-0016660

Send Tax Bills To:
Adepa, LLC
317 Purple Heart Dr.
Buda, TX 78610

This Instrument Prepared By:
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 164 16 0B 021.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rita P. Yankyera and Appiah Poku Yankyera, wife and husband,** "the Grantor," convey and quitclaim unto **Adepa, LLC, a Tennessee Limited Liability Company,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No. 21 in Cedarbrook Subdivision in Plat Instrument Number 201811050109350, and revised in the Surveyor's Certificate of Correction recorded in Plat Instrument Number 20190801-0076150 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Rita P. Yankyera and Appiah Poku Yankyera, wife and husband by Warranty Deed from D.R. Horton, Inc.,a Delaware Corporation, dated March 27, 2020 and recorded on April 2, 2020 as Instrument Number 20200402-0035223, Register's Office of Davidson County, Tennessee. See also Affidavit of Scrivener's Error, correcting the spelling of the Grantee's name, recorded on April 19, 2021 as Instrument Number 20210419-0052378, Register's Office of Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11th day of March, 2024.

Rita P. Yankyera

Appiah Poku Yankyera

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 11th day of March, 2024, before me personally appeared Rita P. Yankyera and Appiah Poku Yankyera, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2024.

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Signature
My commission expires: June 16, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11th day of March, 2024.

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Signature
My commission expires: June 16, 2027

Tennessee Certificate of Authenticity

I, Rachel Brown, 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 March 11, 2024.

Rachel Brown
Affiant Signature

3-11-24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of March, 2024.

Kellie H Moss
Notary's Signature
My Commission Expires: June 23, 2025

Notary's Seal

