Send Tax Statements to:
Jane K. Eaton
1400 Bell Trace Drive
Antioch, TN 37013

This Instrument Prepared By
Law Office of:
Brian O. Bowhan
1132 Blue Willow Ct.
Antioch, TN 37013-1607

Karen Johnson
Batch # 1185057
09/23/2024 12:36:57 PM
Fees: $12.00 Taxes: $0.00
Davidson Count
DEEDQ
2 pgs
20240923-0073602

Name and Address of New Owner:
Jane K. Eaton
Same

From Information Furnished By
The Parties

Map 162160090000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **AUGUSTINE AMOAKO, husband to Jane K. Eaton**, hereinafter referred to as grantor, has this day bargained and sold and does hereby convey and quit claim any interest that he may have unto **JANE K. EATON,** hereinafter referred to as grantee, and its assigns and transferees, forever, all of his right, title and interest in and to a certain parcel of real estate, grantor, located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 67-B, as shown on the Map entitled the Plan of Hickory Park Villas, Section Two, Zone Lot Division, of record in Plat Book 6250, Page 740, (erroneously shown as Page 749 on prior deed), which amends Plat Book 5200, Page 603, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jane K. Eaton, a married woman, by Hafez Ghobrial, Married, transaction number 20220201-0011422. Register's Office, Davidson County, Tennessee.

This is improved property known as 1400 Bell Trace Dr. Antioch TN, 37013.

Charter for Homeowner's Association of record in Book 7891, Page 217, Register's Office, Davidson County, Tennessee.

Easement to Piedmont Natural Gas Company of record in Instrument No. 20120720-

00633982, said Register's Office.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12 day of SEPTEMBER, 2024

AUGUSTINE AMOAKO

STATE OF TEXAS)
)
COUNTY OF Dallas)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **AUGUSTINE AMOAKO**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (QUIT CLAIM DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Dallas, Texas, this the 12th day of September 2024

NOTARY PUBLIC
My Commission Expires:

JAKYRIE DAVIS
My Notary ID # 133977865
Expires September 12, 2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none and is executed pursuant to a divorce case between grantee and myself.

AUGUSTINE AMOAKO

SWORN to and subscribed before me, this the 12 day of September, 2024.

NOTARY PUBLIC
My Commission Expires: 9/12/26

JAKYRIE DAVIS
My Notary ID # 133977865
Expires September 12, 2026