Karen Johnson
Batch # 1200196
11/01/2024 08:52:12 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241101-0084758

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
STELLA U. PRIGMORE 3636 SEASONS DRIVE ANTIOCH, TN 37013	WELLS FARGO HOME MORTGAGE P.O. BOX 77036 MINNEAPOLIS, MN 55480-7736	150-12-0 A 093.00 CO

KNOW ALL MEN BY THESE PRESENTS:

That AMECHI ONWUBUEMELI, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 23D1664, between STELLA UZOAMAKA PRIGMORE, Plaintiff, (being one and the same as STELLA U. PRIGMORE), and AMECHI EDOZIE ONWUBUEMELI, Defendant, (being one and the same as AMECHI ONWUBUEMELI) does hereby demise, release, and forever quitclaim unto the said, STELLA U. PRIGMORE, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 612 ON THE PLAN OF PHASE V-A SOMERSET, AS OF RECORD IN BOOK 7900, PAGE 399, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STELLA U. PRIGMORE, A SINGLE WOMAN BY WARRANTY DEED FROM RONALD CRAIG AND JUANITA CRAIG, OF RECORD IN INSTRUMENT NUMBER 20060926-0119122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO STELLA U. PRIGMORE AND EMECHI ONWUBUEMELI, MARRIED, BY QUITCLAIM DEED FROM STELLA U. PRIGMORE, SINGLE, DATED JUNE 5, 2019, OF RECORD IN INSTRUMENT NUMBER 20190606-0054362, RECORDED ON JUNE 6, 2019 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This is improved properly known as: 3636 Seasons Drive, Antioch, Tennessee 37013.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said STELLA U. PRIGMORE hereby agrees to pay and agrees to hold AMECHI ONWUBUEMELI harmless from an original Deed of Trust in favor of Wells Fargo Bank, N.A. said note bearing an original unpaid principal balance of $155,856.00, as evidenced by a Deed of Trust of record filed with Instrument No. 20130306-0022163, dated February 11, 2013 and recorded on March 6, 2013 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named AMECHI ONWUBUEMELI, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

AMECHI ONWUBUEMELI
Grantor

Sworn to and subscribed before me
this 16 day of October, 2024.

Ramy Farag
NOTARY PUBLIC

RAMY FARAG
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 07/27/26

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named STELLA U. PRIGMORE, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

STELLA U. PRIGMORE
Affiant/Grantee

Sworn to and subscribed before me
this 24 day of October, 2024.

Maggie Myers
NOTARY PUBLIC

MAGGIE MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

My commission expires: 03/08/2028

This instrument prepared from information provided by the parties involved.