Karen Johnson
Batch # 1322762
09/16/2025 09:41:39 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250916-0073747

THIS INSTRUMENT WAS PREPARED BY
Lindsey C. Davis, Attorney
Digby Family Law, PLC
5123 Virginia Way, Suite C22
Brentwood, TN 37027

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.
The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kwaghdoo Atsor Bossuah	**Kwaghdoo Atsor Bossuah**	096 16 0 036.00
(Name)	(Name)	
3339 Percy Priest Drive		
(Address)	(Address)	
Nashville, TN 37214		
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tennessee Code Annotated § 67-4-409(a)(1)(C)(v) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in **Kwaghdoo Atsor Bossuah v.Terngu Bernard Bossuah, Davidson County Circuit Court, Docket Number 25D587**. Accordingly, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **TERNGU BERNARD BOSSUAH**, hereby quitclaim and convey to **KWAGHDOO ATSOR BOSSUAH** all the right, title, and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 35 on the Plan of Hickory Bend Subdivision, Section 5 of record in Plat Book 3600, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kwaghdoo A. Bossuah and Terngu B. Bossuah, wife and husband by Warranty Deed from Rilla Jean Menchaca and Floren W. Menchaca, wife and husband of record in Instrument No. 20161122-0123050 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 22, 2016.

Being the same property conveyed to Rilla Jean Menchaca by Warranty Deed from Walter Wayne Dube and wife, Dorothy J. Dube, dated 12/06/2012 recorded 12/07/2012, of record in Instrument No. 20121207-0113052, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property located at: 3339 Percy Priest Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, this instrument to be executed on this the 28th day of July, 2025.

Terngu B Bossuah

TERNGU BERNARD BOSSUAH

STATE of TENNESSEE)
COUNTY of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State aforesaid, the within named bargainor, TERNGU BERNARD BOSSUAH, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, TENNESSEE, this 28th day of July, 2025.

Rachael Hayes

Notary Public

My commission expires: 11/14/2028

