Karen Johnson Davidson County
Batch# 779215 DEEDQC
12/23/2021 11:04:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169727

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.
IKECHUKWU D NWOFIA 730 INSPIRATION BOULEVARD MADISON, TN 37115	GUARANTEED RATE, INC. .P.O. BOX 0054 PALATINE, IL 60055-0054	051-14-0B-014.00CO

KNOW ALL MEN BY THESE PRESENTS:

That ASHLEY EDEN ROSSBACK, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between IKECHUKWU DAVID NWOFIA, Plaintiff (being one and the same as IKECHUKWU D NWOFIA) and ASHLEY EDEN ROSSBACK, Defendant, does hereby demise, release, and forever quitclaim unto the said IKECHUKWU DAVID NWOFIA, his heirs successors and assigns, all of her 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 Unit No. 730, together with common areas, as established by Declaration of Protective Covenants, Conditions and Restrictions for The Brownstones At Creative Way, a Townhouse Planned Unit Development (A Horizontal Property Regime) with Private Elements of record in Instrument No. 20191126-0122335 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Samaroo Development Group, LLC, a Tennessee limited liability company, by Quitclaim from Samaroo Development Group, LLC, a Tennessee limited liability company, recorded on May 10, 2019, of record in Instrument No. 20190510-044291, Register's Office for Davidson County, TN. The purpose of this conveyance is to combine these parcels into one tax parcel with one tax parcel identification number.

Being a portion of the same property conveyed to Samroo Development Group, LLC, a Tennessee limited liability company, by Warranty Deed from Auburn Lane Partners, GP, a Tennessee general partnership, recorded on July 2, 2018, of record in Instrument No. 20180702-0064065, Register's Office for Davidson County, TN.

Being the same property conveyed to Ikechukwu D. Nwofia, a married man, by Warranty Deed from Samroo Development Group, LLC, a Limited Liability Company, dated May 18, 2021, recorded on May 20, 2021, and filed of record in Instrument No. 20210520-0068357, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property, known as 730 Inspiration Boulevard, Madison, TN 37115

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

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

The said IKECHUKWU DAVID NWOFIA hereby agrees to pay and agrees to hold ASHLEY EDEN ROSSBACK harmless from a Deed of Trust in favor of Guaranteed Rate, Inc., said note bearing an original unpaid principal balance of $404,537.00 as evidenced by a Deed of Trust of record filed in Instrument No. 20210520-0068358, recorded on May 20, 2021, 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 Davidson)

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

ASHLEY EDEN ROSSBACK
Grantor

Sworn to and subscribed before me
this 21st day of December, 2021.

NOTARY PUBLIC

My Commission expires: 3-7-2023

JON J. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

IKECHUKWU DAVID NWOFIA
Affiant/Grantee

Sworn to and subscribed before me
this 21st day of December, 2021.

NOTARY PUBLIC

My Commission expires: 3-7-2023

JON J. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

This instrument prepared from information provided by the parties involved.