Karen Johnson Davidson County
Batch # 1079543 DEEDQC
12/07/2023 12:26:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231207-0094620

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Olumide Ibrahim Anifowoshe, Trustee Anifowoshe Rev Liv Trust dtd 2/2/22 1606 Flanders Ct. Franklin, TN 37067	Same	071 14 0Z 001.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Olumide Ibrahim Anifowoshe, and wife, Dumkele Ejiliwebi Anifowoshe ("Grantor")** this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Olumide Ibrahim Anifowoshe**, as Trustee of the Anifowoshe Rev Liv Trust dtd 2/2/22 ("Grantee")**, all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Unit A of Homes At 120 Fern Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes At 120 Fern Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20191114-0117555, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 120 Fern Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20191114-0ll7555, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to MoMo Real Estate Investment, Inc., a Tennessee Corporation, by Warranty Deed from Heithcock Construction LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190702-0064393, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019 and recorded on July 02, 2019.

Being the same property conveyed to Olumide Ibrahim Anifowoshe, and wife, Dumkele Ejiliwebi Anifowoshe from MoMo Real Estate Investment, Inc., a Tennessee Corporation by Warranty Deed recorded on August 16, 2021 as Instrument No. 20210816-0110554 in the Register's Office of Davidson County, Tennessee.

This is improved property known as ***120 A Fern Ave., Nashville, TN 37207***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 30th day of November, 2023.

Olumide Ibrahim Anifowoshe, Grantor

Dumkele Ejiliwebi Anifowoshe, Spouse/Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Olumide Ibrahim Anifowoshe and Dumkele Ejiliwebi Anifowoshe, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2023.

Notary Public

My Commission Expires: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Olumide Ibrahim Anifowoshe, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 30th day of November, 2023.

Notary Public

My Commission Expires: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON