Karen Johnson Davidson County
Batch # 1079543 DEEDQC
12/07/2023 12:26:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231207-0094621

**Record and Return Mail To:**
This Instrument Prepared By:
J. 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<br>Anifowoshe Rev Liv Trust dtd 2/2/22<br>1606 Flanders Ct.<br>Franklin, TN 37067 | Same | 071 12 0K 009.00 |

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 9 of Homes at Marshall Crossing, 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 Marshall Crossing, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210505-0060051, 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 Marshall Crossing, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210505-0060051, 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 LHBM, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20190820-0083194, in the Register's Office for Davidson County, Tennessee, dated August 16, 2019, and recorded on August 20, 2019.

Being part of the same property conveyed to Momo Real Estate Investment, Inc., a Tennessee Corporation, by Quitclaim Deed from Momo Real Estate Investment, Inc., a Tennessee Corporation, of record in Instrument No. 20210209-0018433, in the Register's Office for Davidson County, Tennessee, dated February 09, 2021, and recorded on February 09, 2021.

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 November 2, 2022 as instrument number 20221102-0118185 in the Register's Office for Davidson County, Tennessee

This is improved property known as ***405 Marshall Street #9, 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 their signature on this the **22nd** day of **August**, **2023**.

Olumide Ibrahim Anifowoshe, Grantor

Dumkele Ejiliwebi Anifowoshe, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **22nd** day of **August**, **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 DAVIDSON

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 **22nd** day of **August**, **2023**.

Notary Public

My Commission Expires: 8/18/2024

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