Karen Johnson Davidson County
Batch # 1188370 DEEDQC
10/01/2024 12:22:09 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241001-0076005

This Instrument Prepared By: OLUMIDE IBRAHIM ANIFOWOSHE as trustee of ANIFOWOSHE REV LIV TRUST at 1606 Flanders Ct, Franklin, TN 37067, USA

# Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

OLUMIDE IBRAHIM ANIFOWOSHE as trustee of ANIFOWOSHE REV LIV TRUST, dated February 2, 2022, (the "Grantor"), for and in consideration of 1.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto OLUMIDE IBRAHIM ANIFOWOSHE, of 1606 Flanders Ct, Franklin, TN 37067, USA and DUMKELE EJILIWEBI ANIFOWOSHE, of 1606 Flanders Ct, Franklin, TN 37067, USA, a married couple, (collectively the "Grantee"), the following described real estate located in the county of Davidson, State of Tennessee:

> 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 and Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing

in Instrument No. 20191114-0117555, and Bylaws appended thereto as Exhibit "C" and 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 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 part of the same property conveyed to Olumide Ibrahim Anifowoshe, and wife, Dumkele Ejiliwebi Anifowoshe by Warranty Deed from Momo Real Estate Investment, Inc., a Tennessee Corporation of record in Instrument No. 20210816-0110554 recorded on August 16, 2021 in Register's Office of Davidson county, Tennessee.

Being the same property conveyed to Anifowoshe Rev Liv Trust dtd 2/2/22 from Olumide Ibrahim Anifowoshe, and wife, Dumkele Ejiliwebi Anifowoshe by Warranty Deed recorded on December 07, 2023 as Instrument No. 20231207-0094620 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.

Being all or part of the same property described in the County Register's Deed book _____, Page _____

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~

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~~Register's Fee $~~ 0A

NAME & ADDRESS OF NEW OWNERS: SAME

Mail Tax Notice to: OLUMIDE IBRAHIM ANIFOWOSHE, 1606 Flanders Ct, Franklin, TN 37067, USA; DUMKELE EJILIWEBI ANIFOWOSHE, 1606 Flanders Ct, Franklin, TN 37067, USA

Parcel Number: 071 14 0Z 001.00

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or true value, whichever is greater for this transfer is**

$ 0

Olabi Anifowoshe, **Affiant**

**Subscribed and sworn before me this the**

1 **Day of** October, 2024.

P. Williams, **Deputy Register**

**IN WITNESS WHEREOF** the Grantor has executed this instrument this 01 day of October, 2024.

Signed in the presence of:

Witness signature

DUMKELE ANIFOWOSHE

Witness name

ANIFOWOSHE REV LIV TRUST

Trustee:

OLUMIDE IBRAHIM ANIFOWOSHE

AVANI DEVDHARA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Grantor Acknowledgement**

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Avani Devdhara, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared OLUMIDE IBRAHIM ANIFOWOSHE of ANIFOWOSHE REV LIV TRUST, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 01 day of October, 2024.

Notary Public, the State of Tennessee

County of Williamson




My commission expires: 04/17/2028