QUITCLAIM DEED

STATE OF Tennessee COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Affiant

Subscribed and sworn to me on December 13, 2024

NOTARY PUBLIC

My Commission Expires 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

This deed was prepared based solely upon information supplied by the Grantor, and Davidson County title search

Karen Johnson
Batch # 1216044
12/13/2024 10 34 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs

20241213-0096997

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Zainab Motolani Shonibare & Israel Oluwatunmise Ayodele 3356 Thorpe Rd Nashville, TN 37207	Same as New Owner	050 02 E 224 00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Zainab Motolani Shonibare, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Zainab Motolani Shonibare and Israel Oluwatunmise Ayodele, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 224 on the Plan of Final Plat, Thornton Grove PUD, Phase 38, of record in Instrument No 20221207-0127610, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Zainab Motolani Shonibare by Special Warranty Deed from NVR, Inc , a Virginia corporation T/A Ryan Homes, dated March 11th, 2024, and recorded on March 12th, 2024, of record in Instrument No 20240312-0016939, Register's Office for Davidson County, Tennessee

This is improved property, known as 3356 Thorpe Rd , Nashville, TN 37207

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand on 12/13, 2024

Zainab Motolani Shonibare

STATE OF Tennessee

COUNTY OF Williamson

On 12/13 ____, 2024, before me personally appeared **Zainab Motolani Shonibare**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on 12/13, 2024

NOTARY PUBLIC

My Commission Expires 12/19/26

JOHN COBB ROCHFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON