File No: 2005127177

Karen Johnson Davidson County
Batch# 1371387 DEEDQC
01/21/2026 09:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260121-0004889

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Andolyn Grace Parrish, 2628 Thornton Grove Blvd., Nashville, TN 37207

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 050020C1050000

QUITCLAIM DEED

Andolyn Grace Parrish, unmarried, and **Joshua Blake Paradise,** unmarried, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, TN in Case No. 25D-1222 on 11/12/2025 ("Grantor"), of **1080 County Rd 17, Scottsboro, AL 35768**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Andolyn Grace Parrish,** unmarried ("Grantee"), whose tax mailing address is **2628 Thornton Grove Blvd., Nashville, TN 37207,** with quitclaim covenants, their interest in the following described real estate:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 ON THE PLAN OF FINAL PLAT, THORNTON GROVE PUD PHASE 1B AND 1C, OF RECORD IN INSTRUMENT NO. 20200828-0097695, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANDOLYN GRACE PARRISH, UNMARRIED, AND JOSHUA BLAKE PARADISE, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, DATED 08/12/2021, RECORDED 08/16/2021, DEED INSTRUMENT NO. 20210816-0110392, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 050020C1050000

Property Address is: 2628 Thornton Grove Blvd., Nashville, TN 37207

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on January 7, 2026:

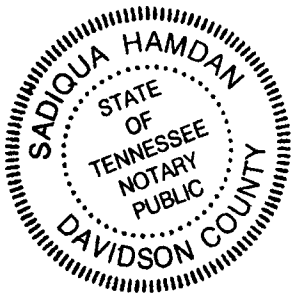
Andolyn Grace Parrish

Andolyn Grace Parrish

STATE OF Tennessee
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Andolyn Grace Parrish**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7 day of January, 2026.



Notary Public

My commission Expires:
1/22/29

Executed by the undersigned on January 7th, 2026:

Joshua Blake Paradise

Joshua Blake Paradise

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Joshua Blake Paradise**, personally known to me, or has produced Tennessee Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of January, 2026.

Notary Public

DANIQUE MARTIN
Notary Public
Alabama State at Large

STATE OF Tennessee
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 100.

Andolyn Grace Parrish
Affiant

Subscribed and sworn to before me on this the 7th day of JANUARY, 2026.

Notary Public

My Commission Expires: 1/22/29

SEAL

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Oliver Burdine, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/7/2026 (date of document).

Oliver Burdine
Affiant Signature

1/7/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 7th day of January, 2026.

Beth Ann Henderson
Notary's Signature

Beth Ann Henderson

MY COMMISSION EXPIRES: 5/23/29

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923