This instrument was prepared by:

Zachary Jernigan, Esq.,
2200 21st Avenue South
Suite 230
Nashville, TN 37212

Karen Johnson
Batch # 1378807
02/10/2026 02:26:54 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260210-0010240

No oath of value required pursuant to Tenn. Code Ann. §67-4-409(a)(1)(C)(v).

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold the preparer harmless from any and all liability in connection herewith. Preparer is not the Settlement Agent for this transaction for I.R.S. reporting requirements or for any other purpose.

Address of New Owner:	Send Tax Bill to:	Map-Parcel:
Andolyn Grace Parrish 2628 Thornton Grove Blvd. Nashville, TN 37027	SAME	**050 02 0C 105.00**

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Joshua Blake Paradise ("Grantor")** hereby quitclaim unto **Andolyn Grace Parrish ("Grantee"),** her heirs and assigns, all my right, title and interest in and to the real property situated in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Final Plat, Thornton Grove PUD, Phase 1 B & 1 C, 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, by Special Warranty Deed from NVR, Inc., a Virginia corporation, of record in instrument No. 20210816-0110392, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **2628 Thornton Grove Blvd., Nashville, TN 37027.**

Grantor hereby agrees and understands that the herein described property shall not be marital property, but is the sole and separate property of Grantee, and Grantor agrees that Grantor shall not make any claim to the property in equity, law or otherwise.

This conveyance is made as a transfer of real estate pursuant to domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties.

In witness whereof, I have hereunto set my hand this 7 day of November 2025.

Joshua Blake Paradise

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Jefferson

On this 7 day of November 2025, before me personally appeared **Joshua Blake Paradise**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 7 day of November 2025.

Notary Public
My Commission Expires: 1-25-28