QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1381862 DEEDQC
02/17/2026 01:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260217-0012451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MADELINE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Ezechukwu Obidike Odibo and Chuzi Holdings, LLC	**Same as New Owner**	
	(NAME)	
1345 Riverbrook Drive		**097-02-0A-293.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **Ezechukwu Obidike Odibo, unmarried and Imelda Ngozi Odibo and spouse, Michael C. Odibo,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **Ezechukwu Obidike Odibo, unmarried and Chuzi Holdings, LLC, a North Carolina Limited Liability Company, tenants in common with right of survivorship,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Plat at Instrument No. 20120502-0037433, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ezechukwu Obidike Odibo, unmarried and Imelda Ngozi Odibo and spouse, Michael C. Odibo, by Warranty Deed from Misty Sperry Chambers and Gary Maurice Chambers, wife and husband, dated April 28, 2025 and filed for record on May 05, 2025 as Instrument No. 20250505-0034770, Register of Deeds Office for Davidson County, Tennessee.

This being improved property more commonly known as 1345 Riverbrook Drive, Hermitage, TN 37076.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 12th day of February, 2026.

EZECHUKWU OBIDIKE ODIBO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Ezechukwu Obidike Odibo**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2026.

Notary Signature

My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IMELDA NGOZI ODIBO

MICHAEL C. ODIBO

STATE OF North Carolina)
COUNTY OF New Hanover)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Imelda Ngozi Odibo and Michael C. Odibo**, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of February, 2026.

Notary Signature
Dyanna Lessig

My commission expires: 11/04/2030

DYANNA LESSIG
Notary Public - North Carolina
New Hanover County
My Commission Expires Nov 4, 2030

Certificate of Authenticity

I, Leslie Hayes, 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 2/12/2026.

Date

Affiant Signature

2/17/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of February, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)