Karen Johnson Davidson County
Batch # 1452142 DEEDQC
07/28/2026 11:12:40 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260728-0068550

This Instrument Prepared By: Olumide Ibrahim Anifowoshe at 1606 Flanders Ct, Franklin, TN 37067, USA

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Olumide Ibrahim Anifowoshe, and wife, Dumkele Ejiliwebi Anifowoshe, both of 1606 Flanders Ct, Franklin, TN 37067, USA, (the "Grantor"), for and in consideration of 0.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto Olumide Ibrahim Anifowoshe as trustee of The Anifowoshe Revocable Living Trust, dtd 2/2/22, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit 9 of Homes at Marshall Crossing, 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 Marshall Crossing, a Horizontal Property Regime with Private elements, of record as Instrument No. 20210505-0060051, Registers 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 Marshall Crossing, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210505-0060051, and Bylaws appended thereto as Exhibit "C", said 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 the same property conveyed to Momo Real Estate Investment , Inc., a Tennessee Corporation, by Warranty Deed from LHBM, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190820-0083194, in the Register's Office for Davidson County, Tennessee, dated August 16, 2019, and recorded on August 20, 2019.

Being part of the same property conveyed to Momo Real Estate Investment , Inc., a Tennessee Corporation, by Quitclaim Deed from Momo Real Estate Investment , Inc., a Tennessee Corporation, of record in Instrument No. 20210209-0018433, in the Register's Office for Davidson County, Tennessee, dated February 09, 2021, and recorded on February 09, 2021.

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. 20221102-0118185, in the Register's Office for Davidson County, Tennessee, recorded on November 2, 2022.

Being the same property conveyed to Olumide Ibrahim Anifowoshe, Trustee of the Anifowoshe Rev Liv Trust dtd 2/2/22 by Quitclaim Deed dated august 22, 2023, from Olumide Ibrahim Anifowoshe and wife Dumkele Ejiliwebi Anifowoshe (aka Dumkele Anifowoshe), of record in Instrument No. 20231207-0094621, said Register's Office.

Being the same property conveyed to Olumide Ibrahim Anifowoshe, and wife, Dumkele Ejiliwebi Anifowoshe by Quitclaim Deed dated November 12, 2025 from Olumide Ibrahim Anifowoshe, Trustee of the Anifowoshe Rev Liv Trust dtd 2/2/22 of record in Instrument No. 20251114-0090816, said Register's Office.

This is improved property known as 405 Marshall Street #9, Nashville, Tennessee 37207.

~~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.~~

IN WITNESS WHEREOF the Grantor has executed this instrument this 20 day of July, 2026.

Signed in the presence of:

Witness signature

Theresa Byrne

Witness name

Olumide Ibrahim Anifowoshe

Spousal Acknowledgement

I, Dumkele Ejiliwebi Anifowoshe of 1606 Flanders Ct, Franklin, TN 37067, USA, spouse of Olumide Ibrahim Anifowoshe, in accordance with the above QUITCLAIM DEED, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: _____

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Esther Miller, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Dumkele Ejiliwebi Anifowoshe, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 20 day of July, 2026.

Esther Miller
Notary Public, the State of Tennessee

County of Williamson

My commission expires: My Commission Expires December 1, 2029

ESTHER MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Williamson

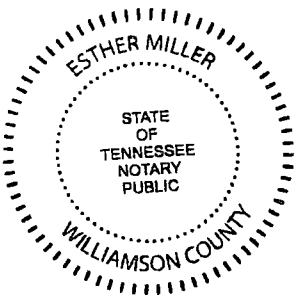
Before me, Esther Miller, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Olumide Ibrahim Anifowoshe, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this QUITCLAIM DEED, and 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 20 day of July, 2026.

Esther Miller
Notary Public, the State of Tennessee

County of Williamson

My commission expires: My Commission Expires December 1, 2029



The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson E.M.

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

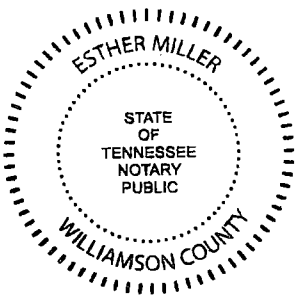
$ 0.00

Affiant : Olumide Ibrahim Anifowoshe

Subscribed and sworn before me, this 20 day of July, 2026.

My Commission Expires
December 1, 2029

Notary Esther Miller



Register's Fee $ _____

Mail Tax Notice to: Olumide Ibrahim Anifowoshe as trustee of The Anifowoshe Revocable Living Trust, 1606 Flanders Ct, Franklin, TN 37067, USA
Parcel Number: 071 12 0K 009.00