Name and Address of New Owner:
Divine Grace Foundation, LLC
3804 Waterford Way
Antioch, TN 37013

Karen Johnson
Batch # 1100500
02/13/2024 08:30:15 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240213-0009872

Send Tax Bills To:
Divine Grace Foundation, LLC
3804 Waterford Way
Antioch, TN 37013

This Instrument Prepared By:
East Main Title, LLC
201 E. Main St., Ste 315
Murfreesboro, TN 37130

Map & Parcel No: 137 13 0A 013.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eugene U. Iduoze and Flora I. Iduoze,** "the Grantor," convey and quitclaim unto **Divine Grace Foundation, LLC,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land lying and being Lot No. 13 on the plan of Peninsula Point, Section Three, of record in Plat Book 8250, page 733, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Eugene U. Iduoze and Flora I. Iduoze by Special Warranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America, dated October 10, 2003 and recorded on November 3, 2003 as Instrument Number 20031103-0160442, Register's Office of Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the ____ day of February, 2024.

Eugene U. Iduoze

Flora I. Iduoze

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 6th day of February, 2024, before me personally appeared Eugene U. Iduoze and Flora I. Iduoze, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of February, 2024.

Kellie H. Moss
Notary Signature
My commission expires: 6-23-2025

KELLIE H. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-23-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 6th day of February, 2024.

Kellie H. Moss
Notary Signature
My commission expires: 6-23-2025

KELLIE H. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-23-2025