Karen Johnson Davidson County
Batch # 1393980 DEEDQC
03/17/2026 01:34:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260317-0021296

QUITCLAIM DEED

State of Tennessee
County of Davidson

Prepared by:

Name: Ishmael Boms

Address: 7512 Sheldon Park Drive

City/State/ZIP: Nolensville, TN 37135

Phone: 615-945-7144

Return to:

Name: Anglican Church Of The Epiphany

Address: 5924 Mount View Road,

City/State/ZIP: Antioch, TN 37013

Tax Map/Parcel No.: 16400007200

Property Address: 5924 Mount View Road, Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Chuck Oguhe, Affiant
Subscribed and sworn before me this the
17 Day of March, 2026.
Baili Wes, Deputy Register

THIS QUITCLAIM DEED, made this 25 day of December 2025, by and between:

Grantors:
Uchenna Oku of 1524 Stokley Ln, Old Hickory, TN 37138
Nkechi Azubike of 804 Pebble Creek Ct, Nashville, TN 37013
Ishmael Boms of 7512 Sheldon Park Drive, Nolensville, TN 37135,

hereinafter referred to as Grantors,

And

Grantee: Anglican Church Of The Epiphany of 5924 Mount View Road, Antioch, TN 37013, hereinafter referred to as Grantee.

WITNESSETH:

That the Grantors, for and in consideration of the love and goodwill for the ministry and mission of Anglican Church Of The Epiphany, a nonprofit religious organization and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have quitclaimed and do hereby quitclaim unto the said Grantee, and to their heirs and assigns forever, all right, title, interest, claim, and demand which the Grantors have in and to the following described real estate, situated in the County of Davidson, State of Tennessee, to wit:

Legal Description:

Lot "A" on the unrecorded Map of the Subdivision by E. D. Green of the northwest part of Lot Number 5 and the southwest part of Lot Number 6, in an unrecorded Subdivision, of the W. J. Myers Farm, and being more particularly described as follows:

Beginning at a point in the east margin of Mount View Road, at the southwest corner of Tract "A" as shown on said survey; thence north 2 degrees 02 minutes east 150 feet to a point; thence leaving Mount View Road, south 87 1/2 degrees east 416.4 feet to a point; thence south 11 degrees 34 minutes west 151 feet to a point; thence north 87 1/2 degrees west 393.7 feet to the point of beginning.

Being the same property conveyed to Grantors by deed of record in Book **20230508**, Page 0034308, Register's Office for Davidson County, Tennessee.

Together with all improvements thereon and appurtenances thereto belonging.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year first above written.

Grantors:

Uchenna Oku

Nkechi Azubike

Ishmael Boms

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Uchenna Oku, Nkechi Azubike, Ishmael Boms**, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of March, 2026

Notary Public

My Commission Expires: September 05, 2028

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

CERTIFICATE OF ACCEPTANCE (Optional)
I/We, the undersigned Grantee(s), hereby accept this conveyance of the above-described property.

Grantee(s):

Printed Name: Ishmael Boms

Printed Name: OGBONNIT OPARAH

Date: March 8, 2026

Recording Information (For Office Use Only):

Document Number: _____

Book/Page: _____

Register's Office: _____

Recording Date: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Cheryl Blay, a Notary Public in and for said State and County, personally appeared Ogbonna Francis Oparah + Ishamel Binns who acknowledged that they executed the foregoing instrument titled: Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal, this 8th day of March, 2026.

Cheryl Blay

Cheryl Blay

Notary Public, State of Tennessee

My Commission Expires: 09/05/2028

(Seal)

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY