Prepared By:
Robert Havener
318 Lake Chateau Dr
Hermitage TN 37076

After Recording Return To:
318 Lake Chateau Dr
Hermitage, Tennessee 37076

Karen Johnson Davidson County
Batch# 426538 DEEDQC
06/26/2020 08:53:09 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200626-0069158

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 06, 2020 THE GRANTOR(S),

- GROVER C. MOSS JR. & CINDY D. MOSS a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- ANGELA D. HAVENER and ROBERT S HAVENER IV, a married couple, residing at 318 Lake Chateau Dr, Hermitage, Davidson County, Tennessee 37076

the following described real estate, situated in Hermitage, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other

minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 097080A13100CO

Mail Tax Statements To:
Angela D Havener
318 Lake Chateau Dr
Hermitage, Tennessee 37076

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 6-12-2020

Grover C Moss Jr & Cindy D. Moss

GROVER C. MOSS JR. & CINDY D. MOSS
338 Lake Chateau Dr
Hermitage, Tennessee, 37076

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 12th day of June, 2020, before me personally appeared GROVER C. MOSS JR. & CINDY D. MOSS to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Kathy D. Goodwin

KATHY D GOODWIN NOTARY PUBLIC TENNESSEE COUNTY OF DEKALB MY COMMISSION EXPIRES 3/5/2022

Notary Public

FSR

Title (and Rank)

My commission expires 3-5-2022

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Angela D Havener

Affiant

Affiant's Name: Angela D Havener

6-12-2020

Notary Jeffrey L McMillen

6/30/2020

JEFFREY L. McMILLEN STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY, TN

TO recorder
List in Direct Index Under
Grover C Moss, Jr. and Cindy D Moss
Angela D Havener and Robert S Havener IV

Map/Parcel:097080A13100CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON COUNTY

Land in Davidson County, Tennessee being unit number X-5, Phase 3, Section 2 on the plan of Lake Chateau Condominiums, of record in Book 6250, Pages 670-610, and amended in Book 10753, Page 271, and Book 10753, Page 275, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description of said property.

Being the same property covered by Trans. T20150103961 Register's Office Davidson County TN

BILL GARRETT, Davidson County
Trans:T20150103961 AFFIDAVIT
Recvd: 12/09/15 10:32 1 pgs
Fees:12.00 Taxes:0.00
[redacted]
20151209-0123864