This Instrument Prepared by & Return To:
Pratt Aycock LTD
705 Gate Lane, Suite 202
Knoxville, TN 37909
Accommodation Deed

Karen Johnson Davidson County
Batch# 567552 DEEDQC
02/03/2021 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015770

QUITCLAIM DEED

THIS INDENTURE, made this 11 day of January, 2021, between

HUNTER HAVENS and JULIA HAVENS,
of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and

ODESSA & CARTER PROPERTIES, LLC, a Tennessee Limited Liability Company,
of Davidson County, Tennessee, as to create a Tenancy by the Entirety, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00 U.S.) and other good and valuable consideration to them in hand paid by the Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT CLAIMED, and does by these presents bargain, sell, remise, release, and QUIT CLAIM unto the Second Party, all of First Parties' right, title and interest in the following described premises, to wit:

TAX ID: 131-07-0-088.00

Land located in Davidson County, Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Lone Oak Heights of record in Plat Book 1424, page 2, and Instrument to Amend Final Subdivision Plat recorded in Instrument Number 20050802-0090178, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hunter Havens and Julia Havens by Deed, from Michael E. Chandler and Brie A. Chandler, Trustees of the Chandler Joint Revocable Trust dated November 10, 2018, and recorded January 13, 2021, in Instrument No. 20210113-0004002, in the Register's Office for Davidson County, Tennessee.

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer of this instrument makes no representations or warranties to any persons as to the status or quality of the title, or as to any restrictions, zoning, or fitness for any particular use, or the accuracy of the description, or of the legal disability or competency of any party to this instrument, or as to any other matters. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences of this transaction, and any affected party hereto is advised to seek the advice of a competent tax attorney or a certified public accountant with respect thereto prior to closing. The preparer of this instrument has not acted as Settlement Agent or Closing Agent with respect to this transaction unless the same is documented by all customary Settlement Documents and Closing Statements, or as may be required in conformity with law, as applicable, and signed and fully executed by all necessary parties to such transaction. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and acceptance of this instrument.

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

HUNTER HAVENS

JULIA HAVENS

STATE OF TEXAS
COUNTY OF Dallas

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **HUNTER HAVENS and JULIA HAVENS**, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 11 day of January 2021.

MICHELLE LYNN TRICKEL
Notary Public, State of Texas
Comm. Expires 11-02-2023
Notary ID 130426537

Notary Public

My Commission expires: 11/2/23

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, 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

Sworn to and subscribed before me this 11 day of January 2021.

Notary Public

My Commission expires: 11/2/23

MICHELLE LYNN TRICKEL
Notary Public, State of Texas
Comm. Expires 11-02-2023
Notary ID 130426537

THE NAME AND ADDRESS OF PROPERTY OWNER:

OWNER: **Odessa & Carter Properties**

ADDRESS: **1306 Lone Oak Circle**
Nashville, TN 37215

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: **SAME AS ABOVE**

TAX PARCEL ID#: **131-07-0-088.00**

True Copy Certification

I, Leslie Lusby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Knox

Personally appeared before me, Paige Baty, a notary public for this county and state, Leslie Lusby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-4-24

Notary Seal

