Prepared By:
Team Title Legal Services, PLLC
Matthew W. Raulston and John F. Dobard
Attorneys at Law
345 Frazier Ave, Suite 206
Chattanooga, TN 37405

Karen Johnson Davidson County
Batch# 610887 DEEDQC
04/08/2021 11:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210408-0046927

Return To:
Team Title Services, LLC
345 Frazier Avenue
Suite #206
Chattanooga, TN 37405

Address New Owner(s) As Follows	Send Tax Bills To:	(Map Parcel No.)
Massive Action Chattanooga Realty, LLC	Massive Action Chattanooga Realty, LLC	042-07-0A-124.00-CO
(NAME)	(NAME)	
1416 Sixpence Place	1416 Sixpence Place	
Nashville, TN 37115	Nashville, TN 37115	
(City, State, Zip)	(City) (State) (Zip)	

File No: 21-TCG-85

QUITCLAIM DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, I, Avery Allen Carl (herein the "Grantors"), do hereby sell, transfer, convey and forever quitclaim unto, Massive Action Chattanooga Realty, LLC (herein the "Grantee"), the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 445 on the Plan of Heritage Square, Phase Four of record in Plat Book 6250, Page 178, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Avery Allen Carl by Warranty Deed from Raymond S. Bell, Jr. and wife, Carol R. Bell recorded in Book 20160422, Page 0039508, in the Register's Office of Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Grantee herein assumes and agrees to pay all taxes assessed against said real estate for the year 2020.

GRANTORS AND GRANTEES acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither Team Title Legal Services, PLLC nor Team Title Services, LLC, shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS MY HAND as of this the 24th day of March, 2021.

Avery Allen Carl

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF WALTON

On this 24th day of MARCH, 2021, before me personally appeared Avery Allen Carl, 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 24th day of MARCH, 2021.

Notary Signature
My commission expires: 12-13-2023

ROBERT E. LYNCH
Commission # GG 934841
Expires December 13, 2023
Bonded Thru Budget Notary Services

State of ~~Tennessee~~ FLORIDA

County of WALTON

I hereby swear or affirm 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.

By: _____
Affiant

Subscribed and sworn to before me on this the 24th day of MARCH, 2021.

Notary Public
My commission expires: 12-13-2023

ROBERT E. LYNCH
Commission # GG 934841
Expires December 13, 2023
Bonded Thru Budget Notary Services

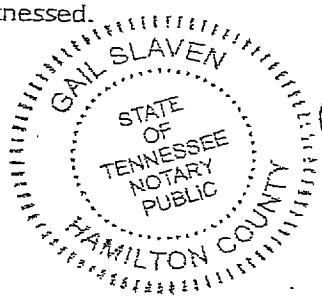
True Copy Certification

I, Shannon Redden, 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.

Shannon Redden

State of Tennessee)
County of Hamilton)

Personally appeared before me, Gail Slaven, a notary public for this county and state, Shannon Redden, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Gail Slaven
Notary Public
My Commission Expires: 9/25/2021