Prepared by and Return To:
Tim Hendricks
878 Forest Acres Drive
Nashville TN 37220

Karen Johnson Davidson County
Batch# 862319 DEEDQC
05/25/2022 11:00:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220525-0060660

Information in this document furnished by the parties and relied upon by the preparer of this document. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, We, Roger M. Hendricks and Joan C. Hendricks, hereinafter called the Grantors, do hereby bargain, sell, release, quit claim, transfer and convey unto TENNESSEE AFFORDABLE HOUSING LLC, Grantee, it's heirs and assigns, all our right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot(s) No. 174 as shown on the map entitled the Plan of Section 3, Barclay Square, of record in Plat Book 4675, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

PROPERTY LEGAL ADDRESS: 4808 Jason Drive, Antioch, Tennessee, 37013
Map & Parcel /Tax ID#: 149-05-0-065.00

Being the same property conveyed to Roger M. Hendricks & Joan Hendricks by Special Warranty Deed filed 3/10/2008, and recorded as Instrument No. 20080310-0023677, in the Register's Office for Davidson County, Tennessee.

Grantors and Grantee both agree that this transfer is for estate planning purposes. Grantors and Grantee both understand and agree that the property is encumbered by a mortgage, and that this transfer is subject to this first lien. Grantors and Grantee agree to be bound by this lien and will be responsible for the mortgage and the real property tax payments. In the event that the Grantee fails to make timely payments on the mortgage, Grantors retain the right to retake the title and possession of the property by means of a Quitclaim Deed executed by Grantee. Grantee agrees that should the mortgage holder deem this to be a transfer that triggers the 'due on transfer' clause, Grantee will immediately Quitclaim the Deed back to Grantors.

IN TESTIMONY WHEREOF, this document was executed this 25th day of May 2022.

Roger M. Hendricks by Timothy A. Hendricks as attorney in fact
Roger M. Hendricks by Timothy A. Hendricks, as Attorney in Fact

Joan C. Hendricks by Timothy A. Hendricks as attorney in fact
Joan C. Hendricks by Timothy A. Hendricks, as Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, TIMOTHY A. HENDRICKS, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument on behalf of ROGER M. HENDRICKS, and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes herein contained by virtue of the one certain Power of Attorney duly executed on 7/19/2018 by the said Roger M. Hendricks, the Grantor, and recorded 5/23/2022 as Instrument No. 20220523-0059386, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand and Official Seal.

Michelle Hunter
Notary Public

My Commission Expires: 11/6/24

MICHELLE HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, TIMOTHY A. HENDRICKS, with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument on behalf of JOAN C. HENDRICKS, and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes herein contained by virtue of the one certain Power of Attorney duly executed on 7/19/2018 by the said Joan C. Hendricks, the Grantor, and recorded 5/23/2022 as Instrument No. 20220523-0059386, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand and Official Seal.

Michelle Hunter
Notary Public

My Commission Expires: 11/6/24

MICHELLE HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Map & Parcel /Tax ID#: 149-05-0-065.00

New Owner:
Tennessee Affordable Housing LLC
C/O Roger M. Hendricks
PO Box 41696
Nashville TN 37204-1696

Tax Bill will be requested by: Regions Mortgage
Loan account #: 0896577826

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
T. Hendricks, Affiant
Subscribed and sworn before me this the
25 Day of May, 2022
A. Hayes, Deputy Register