Karen Johnson Davidson County
Batch# 908981 DEEDQC
08/26/2022 02:25:27 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220826-0096694

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

TAX Bill Sent TO:
Keitha Thompson
6220 Suzy Drive
Antioch, Tenn. 37013

NEW OWNER:
ERIK DAVIS
609 EAGLE Rock Place
SMYRNA, Tenn. 37167

WHEN RECORDED RETURN TO:
Keitha Thompson
6220 Suzy Drive
Antioch, Tennessee, 37013

QUIT CLAIM DEED

THE GRANTOR(S),
- Keitha Thompson, a single person,

for and in consideration of: One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):
- Erik Davis, 609 Eagle Rock Place, Smyrna, Rutherford County County, Tennessee, 37167,

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

(legal description): Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Final Plat The Grove at Cane Ridge, Phase Three (A Cluster Lot Subdivision) (Formerly Known as Waterford Estates) of record in Plat at Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby madefor a more complete description of the property.

Being the same property conveyed to Opendoor Property J, LLC, a Delaware Limited Liability Company by Warranty deed from Barbara L. Burgess, an unmarried woman of record in Instrument No. 20200117-0006467 Register's Office for Davidson County, Tennessee, dated January 13, 2020 and recorded on January 17, 2020.

Current Source of Title:
20200212-0015863

Grantor grants, 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 life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

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: 174-11-OB-067.00-CO

prepared by:
Deed Drafted By: Carlton Lewis
1000 Potter Lane
Nashville, Tennessee, 37206

Grantor Signatures:

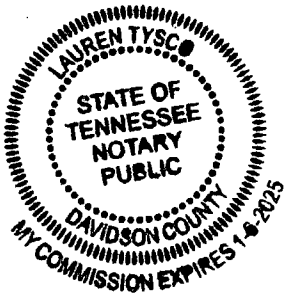
DATED: 8-17-22

Keitha Thompson
6220 Suzy Drive
Antioch, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 17th day of August, 2022, before me personally appeared Keitha Thompson, 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.

Lauren Tysco
Notary Public



Mortgage Loan Officer
Title (and Rank)

My commission expires 1/6/2025

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.

Affiant

Affiant's Name: Keitha Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ -0-

Coulton M. Lewis, **Affiant**

Subscribed and sworn before me this the 26 **Day of** AUG, **20**22.

A. Hayes, **Deputy Register**