THIS INSTRUMENT PREPARED BY: [Blank Space Below for Recorder Stamp]

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1264442 DEEDQC
04/24/2025 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250424-0031542

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00

LaWanda Plowden
Affiant

Subscribed and sworn to before me this April 24, 2025.

Mary English Thomas
Notary Public
My Commission Expires: 7/6/26

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[DO NOT STAMP OVER TEXT BELOW]

Address New Owner (s) as follows:	**Send Tax Bills To:**	**Map-Parcel Numbers**
LaWanda Diana Plowden, Trustee of The LaWanda Diana Plowden Revocable Trust 208 Panamint Drive Antioch TN 37013	Cadence Bank P.O. Box 3356 Tupelo, MS 38803	148-15-0-145.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **LaWanda Plowden, an unmarried woman** (the "Grantor"), does hereby quitclaim and convey unto **LaWanda Diana Plowden, Trustee under The LaWanda Diana Plowden Revocable Trust dated April 24, 2025**, (the "Grantee"), its heirs and assigns, all of Grantors' right, title, and interest in and to a certain tract or parcel of land in **Davidson County**, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Haywood Forest Subdivision of record in Plat Book 5050, Page 50, in the Register's 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 LaWanda Plowden, an unmarried woman, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, of record in Instrument No. 220210630-0088468, Register's Office for Davidson County, Tennessee, dated June 28, 2021, and recorded on June 30, 2021.

This is Improved property, known as **208 Panamint Drive, Antioch, TN 37013.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

The foregoing legal description is the same as contained in the resource of title shown above.

This Trust ("The LaWanda Diana Plowden Revocable Trust" is a revocable trust established pursuant to the laws of the State of Tennessee. This conveyance is to a trust established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS MY HAND THIS 24th DAY OF APRIL 2025.

LaWanda Plowden

LaWanda Plowden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Mary English Thomas, a Notary Public of said County and State, appeared **LaWanda Plowden**, 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 in Nashville, Tennessee, this 24th day of April 2025.

Mary E Thomas

NOTARY PUBLIC My Commission Expires
My Commission Expires: July 6, 2026

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Michael S. Goode**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to on **April 24, 2025**.

Affiant Signature

4/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of April 2025.

Notary's Signature

MARY ENGLISH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/26
Date

Notary's Seal (if on paper)