

Prepared By:
Anita Odle

After Recording Return To:
Anita Odle
15384 Smithville Hwy
Silver Point, Tennessee 38582

Assessor of Property
DeKalb County, Tenn.
This is to certify that I have copied the names
of the vendor and vendees in said deed of
conveyance for the purpose of making proper
corrections on the roll of assessments.
MAP 031 PARCEL 002.00
DATE 1-15-22
TAX YEAR 2023
Shannon A Cantrell ASSESSOR
SHANNON A. CANTRELL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 05, 2020 THE GRANTOR(S),

- Joe Maynard, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration
conveys, releases and quitclaims to the GRANTEE(S):

- Anita Carol Maynard Odle and James Odle, a married couple, residing at 15384
Smithville Hwy, Silver Point, DeKalb County County, Tennessee 38582
- Kelsey Odle, a single person, residing at 15384 Smithville Hwy, Silver Point, Dekalb
County County, Tennessee 38582
- Taylor Odle, a single person, residing at 15384 Smithville Hwy, Silver Point, DeKalb
County County, Tennessee 38582

as tenancy by the entirety, the following described real estate, situated in an unincorporated area in
the County of Dekalb County, State of Tennessee

Legal Description:

district 18 map 031 parcel 002.00 Co 21 Classification agricultural 65 acres

Grantor does hereby convey, release and quitclaim 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 retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. 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: 002.00

Mail Tax Statements To:
Joe Maynard
15430 Smothville Hwy
Silver Point, Tennessee 38582

[SIGNATURE PAGE FOLLOWS]

Bounded generally on the North by the lands of Wilfred Medley and the heirs of Joe M. LaFever; on the East by the Corps of Engineers (Center Hill Reservoir); on the South by the lands of Wilfred Medley and Louisa LeFevre; and on the West by the right-of-way of State Highway 56, containing 95 acres, more or less, and being all of the Claude Maynard farm remaining after the U. S. Government took approximately 34 acres in the 1940's and the State of Tennessee took approximately 1 acre for highway purposes around 1969.

For prior conveyance, see deed from E. H. Maddux, et ux. to Claude Maynard, dated February 7, 1930, of record in Deed Book F-2, page 480, Register's Office, DeKalb County, Tennessee. 2

Grantor Signatures:

DATED: 2-4-2020

Joe Maynard
Joe Maynard
15430 Smithville Hwy
Silver Point, Tennessee, 38582

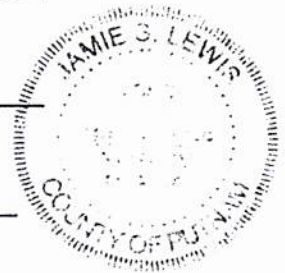
STATE OF TENNESSEE, COUNTY OF PUTNAM COUNTY, ss:

On this 4th day of February, 2020, before me personally appeared Joe Maynard, 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.

Jamie S. Lewis
Notary Public

Title (and Rank)

My commission expires 2/23/21



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.

Joe Maynard
Affiant
Affiant's Name: Joe Maynard



Notary: Shelby Reeder
Exp. 08/30/2022
Shelby Reeder

Anita Odle
Anita Odle

Jeffrey L. McMillen, Register
DeKalb County

Rec #:	137775	Instrument #:	201734
Rec'd:	15.00	Recorded	
State:	0.00	1/25/2022 at 12:20 PM	
Clerk:	0.00	in Record Book	
Other:	2.00	516	
Total:	17.00	PGS 183-185	

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