

This Instrument Prepared By:

James D. White, Jr.  
Attorney at Law  
101 Green Street  
Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Scotty Jenkins

Address: 9305 Daybreak Dr

City: Knoxville

State: TN Zip: 37931

Map: Parcel:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, I, NEIL WRIGHT, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto SCOTTY JENKINS, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 2nd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Beginning on a iron pin on the east margin of the Brimstone Creek Road being the northwest corner of this tract and a point in the boundary of a tract of land belonging to Gary Brown (Deed Book 109, Page 468); Thence leaving the road and with the boundary of Brown North 73 degrees, 14 minutes, 52 seconds East 275.52 feet to a point in the center of Brimstone Creek; Thence leaving the boundary of Brown and leaving the creek and severing the lands of Neil Wright (Deed Book 111, Page 434) South 18 degrees, 22 minutes, 29 seconds East 215.80 feet to a 12" maple, thence South 18 degrees, 22 minutes, 29 seconds East 898.97 feet to a gate post, thence South 86 degrees, 28 minutes, 16 seconds West 534.56 feet to a point in the center of Brimstone Creek being a point in the boundary of a tract of land belonging to Scotty Jenkins (Deed Book 63, Page 216); Thence with the boundary of Jenkins and with the center of Brimstone Creek North 7 degrees, 35 minutes, 41 seconds West 195.63 feet, thence North 4 degrees, 39 minutes, 30 seconds East 199.80 feet, thence North 10 degrees, 14 minutes, 05 seconds East 86.79 feet, thence North 14 degrees, 30 minutes, 02 seconds East 152.31 feet, thence leaving the creek North 69 degrees, 02 minutes, 20 seconds West 66.00 feet to a point on the east margin of Brimstone Creek Road; Thence with the east margin of the road and a leftward curve of the road having a delta angle of 17 degrees, 27 minutes, 11 seconds, a radius of 758.5062 feet, a length of 231.05 feet and a chord of North 6 degrees, 45 minutes, 07 seconds West 230.16 feet, thence North 15 degrees, 28 minutes, 42 seconds West 138.34 feet to the point of beginning, containing 9.17 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, pat dated June 2, 2023.

And being a portion of lands conveyed to Michael G. Wright and Neil Wright from Josephine McCuen Wright, by quitclaim deed dated December 28, 2005, and recorded in Deed Book 85, pages 433-436, Register's Office of Clay County,

MAP 148 TRANSFERRED  
ANGIE EADS CM P 2.00-  
ASSESSOR OF PROPERTY APPROVED split

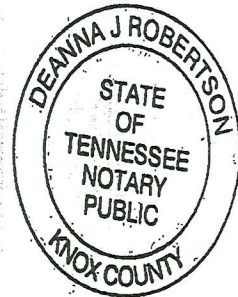
Tennessee; and being a portion of the lands wherein Michael G. Wright conveyed all his right, title and interest to Neil Wright by quitclaim deed dated February 15, 2019, and recorded in Deed Book 111, pages 434-438, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 22<sup>nd</sup> day of June, 2023.


  
NEIL WRIGHT

STATE OF Tennessee  
COUNTY OF KNOX

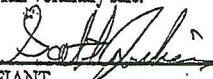


Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, NEIL WRIGHT, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

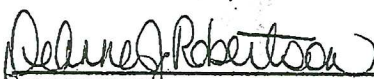
Witness my hand and official seal this 22<sup>nd</sup> day of June, 2023.

  
NOTARY PUBLIC  
My Commission Expires: 08/31/2024

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 7000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

  
AFFIANT

Sworn to and subscribed to before me this 22<sup>nd</sup> day of June, 2023.

  
NOTARY PUBLIC  
My Commission Expires: 08/31/2024



BK/PG: WD123/347-348  
23000749

2 PGS:AL-WARRANTY DEED	
JENNY BATCH: 25346	
06/23/2023 - 10:21:38 AM	
VALUE	7000.00
MORTGAGE TAX	0.00
TRANSFER TAX	25.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	38.90

STATE OF TENNESSEE, CLAY COUNTY  
BRENDA BROWNING  
REGISTER OF DEEDS



This Instrument Prepared By:

James D. White, Jr.  
Attorney at Law  
101 Green Street  
Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Neil Wright

Address:

City: Knoxville

State: TN

Zip: 37931

Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, I, SCOTTY JENKINS, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto NEIL WRIGHT, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 2nd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Beginning on a iron pin on the east margin of the Brimstone Creek Road being the southeast corner of this tract and a point in the boundary of a tract of land belonging to Neil Wright (Deed Book 111, Page 434); Thence leaving the boundary of Wright and with the east margin of the road North 30 degrees, 59 minutes, 02 seconds West 657.70 feet, thence with a leftward curve of the road having a delta angle of 41 degrees, 41 minutes, 37 seconds, a radius of 525.21 feet, a length of 382.19 feet and a chord of North 51 degrees, 49 minutes, 51 seconds West 373.81 feet to a point on the north margin of the road, thence with the north margin of the road North 72 degrees, 40 minutes, 39 seconds West 254.10 feet, thence North 65 degrees, 49 minutes, 52 seconds West 288.81 feet, thence North 54 degrees, 27 minutes, 44 seconds West 193.03 feet to a 28" sycamore; Thence leaving the road and severing the lands of Scotty Jenkins (Deed Book 63, Page 216) North 48 degrees, 42 minutes, 53 seconds East 68.98 feet to a point in the center of Brimstone Creek being a point in the boundary of a tract of land belonging to Neil Wright (Deed Book 111, Page 434); Thence with the boundary of Wright and with the center of Brimstone Creek South 39 degrees, 07 minutes, 09 seconds East 157.70 feet, thence South 60 degrees, 41 minutes, 18 seconds East 169.18 feet, thence South 68 degrees, 04 minutes, 35 seconds East 134.47 feet, thence South 72 degrees, 14 minutes, 37 seconds East 460.40 feet, thence South 59 degrees, 20 minutes, 16 seconds East 469.03 feet, thence South 33 degrees, 25 minutes, 30 seconds East 492.32 feet, thence leaving the creek South 67 degrees, 20 minutes, 59 seconds West 261.24 feet to the point of beginning, containing 4.50 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, plat dated June 2, 2023.

And being a portion of lands conveyed to Scotty Jenkins from Hubert Lancaster and wife, Sue Lancaster, by warranty deed dated January 6, 1996, and recorded in

MAP 68 TRANSFERRED  
G CM PL 00-SP 11  
ANGIE EADS  
ASSESSOR OF PROPERTY APPROVED

Deed Book 63, pages 216-217, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 22<sup>nd</sup> day of June, 2023.

Scotty Jenkins  
SCOTTY JENKINS

STATE OF Tennessee  
COUNTY OF Knox



Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, SCOTTY JENKINS, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22<sup>nd</sup> day of June, 2023.

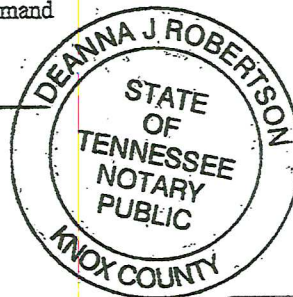
Deanna J. Robertson  
NOTARY PUBLIC  
My Commission Expires: 08/31/2024

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 7000.00 whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[Signature]  
AFFIANT

Sworn to and subscribed to before me this 22<sup>nd</sup> day of June, 2023.

Deanna J. Robertson  
NOTARY PUBLIC  
My Commission Expires: 08/31/2024



BK/PG: WD123/345-346  
23000748

2 PGS:AL-WARRANTY DEED	
JENNY BATCH: 25346	
06/23/2023 - 10:21:38 AM	
VALUE	7000.00
MORTGAGE TAX	0.00
TRANSFER TAX	25.90
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	38.90

STATE OF TENNESSEE, CLAY COUNTY  
BRENDA BROWNING  
REGISTER OF DEEDS



\*\*\*\*\*  
STATE OF TENNESSEE, COUNTY OF KNOX:ss  
I hereby swear or affirm that to the best of  
the Affiant's knowledge, information, and belief,  
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.

Michael A. Wright, AFFIANT

SWORN TO AND SUBSCRIBED BEFORE me  
this 15th day of February 17, 2019.

Michael A. Wright, NOTARY PUBLIC

My Commission Expires: 7/27/2022

\*\*\*\*\*  
THIS INSTRUMENT PREPARED FOR RECORDING BY: Nolan Sharbel, Attorney, 9111 Cross Park Drive, Bldg. D, Suite 200, Knoxville, TN 37923  
\*\*\*\*\*

**RESPONSIBLE TAXPAYER:**

Neil McCorkle Wright  
2212 Byington Solway Road  
Knoxville, Tennessee 37931

CLT No.: 2D-068-002.00

FILE No.: 18-03004

**PROPERTY ADDRESS:**

251.98 Acres, 5155 Brimstone Road  
Moss, Tennessee 38575

**MAIL TAX NOTICES TO:**

Neil McCorkle Wright  
2212 Byington Solway Road  
Knoxville, Tennessee 37931

**QUITCLAIM DEED**

THIS INDENTURE, made and entered into this 15th day of February, 2019, by and  
between MICHAEL G. WRIGHT, hereinafter called GRANTOR,

and NEIL WRIGHT, hereinafter called GRANTEE.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor has  
released, remised, and quitclaimed, and does hereby release, remise, and quitclaim  
unto the Grantee the following described real property, to wit:

LOCATED AND BEING SITUATED in the SECOND (2nd) Civil District of the County of  
Clay, State of Tennessee, and being more particularly described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

BEING PART OF THE SAME PROPERTY described in the Clay County Register's Deed  
Book 51, Page 249...

Any reference to recorded instruments is reference to the Register's Office in said  
County.

THE CONSIDERATION for this conveyance is TEN AND 00/100\*\*\*\*Dollars (\$10.00)

\*\*\*\*\*  
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MAP 108 TRANSFERRED  
G CM P 200  
BILLY R. SMITH  
ASSESSOR OF PROPERTY APPROVED

cash in hand paid, and other good and valuable considerations, the receipt and legal sufficiency and adequacy of which is hereby acknowledged.

**GRANTOR:**

Michael G. Wright  
Michael G. Wright

**STATE OF TENNESSEE, COUNTY OF KNOX:ss**

On 15th day of February, 2019, personally appeared before me, Michael G. Wright, to me known (or furnished proof satisfactory to me) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 7/27/2022

Nolan Sharbel

NOTARY PUBLIC



\*\*\*\*\*

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## EXHIBIT "A"

QUITCLAIM DEED from

Michael G. Wright to

Neil Wright

DATED: February 15, 2019

LOCATED AND BEING SITUATED in the SIXTH (6th) Civil District of the County of CLAY, State of TENNESSEE, and being more particularly described as follows, to wit:

BEGINNING on a new iron pin at the East margin of BRIMSTONE CREEK ROAD, the northeast corner of the tract of land herein-described, and a point in the boundary of a tract of land belonging to Gary and Diane Brown (Deed Book 86, Page 322);

thence, leaving the road and with Brown's boundary the following calls: North 73 deg. 14 min. 52 sec. East 1311.40 feet to an 8" hickory on top of a ridge; South 58 deg. 14 min. 44 sec. East 492.58 feet to an iron pin; North 52 deg. 00 min. 00 sec. East 136.99 feet to a 4" maple at the head of a hollow; North 10 deg. 55 min. 59 sec. East 123.31 feet to a point in the center of a hollow; and North 14 deg. 21 min. 36 sec. West 187.90 feet to a point at the forks of the hollows, being a point in the boundary of a tract of land belonging to Thurman Bryant (Deed Book 50, Page 32);

thence, leaving Brown's boundary and with Bryant's boundary, North 86 deg. 07 min. 55 sec. East 168.68 feet to an iron rod at an 18" beech, being a point in the boundary of a tract of land belonging to Jessie Lee Copeland (Deed Book 76, Page 413);

thence, leaving Bryant's boundary and with Copeland boundary, the following calls:

South 83 deg. 56 min. 28 sec. East 1,431.38 feet to an iron rod at an 8" chestnut oak;

South 28 deg. 29 min. 21 sec. East 122.96 feet to an iron rod at a 12" oak; South 41 deg. 32 min. 14 sec. East 578.95 feet to a 3" sourwood;

South 32 deg. 31 min. 20 sec. East 384.16 feet to an iron rod at a 12" buckeye;

South 35 deg. 52 min. 20 sec. East 355.81 feet to a point in the center of a hollow; South 44 deg. 08 min. 56 sec. East 471.21 feet to an iron rod in the boundary of a tract of land belonging to Cathy Kendall (Deed Book 69, Page 188);

thence, leaving Copeland's boundary and with Kendall's boundary and the center of the hollow, the following calls:

South 27 deg. 03 min. 36 sec. West 44.99 feet;

South 3 deg. 23 min. 12 sec. West 84.09 feet;

South 3 deg. 59 min. 11 sec. East 59.52 feet;

South 17 deg. 05 min. 10 sec. East 110.16 feet;

South 0 deg. 11 min. 14 sec. East 53.46 feet;

South 9 deg. 14 min. 36 sec. West 81.50 feet;

South 42 deg. 10 min. 01 sec. West 70.68 feet;

South 82 deg. 44 min. 09 sec. West 94.85 feet;

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South 57 deg. 16 min. 17 sec. West 71.70 feet;  
 South 18 deg. 24 min. 14 sec. West 66.37 feet;  
 South 7 deg. 30 min. 34 sec. East 129.78 feet;  
 South 9 deg. 33 min. 59 sec. West 60.27 feet;  
 South 8 deg. 50 min. 31 sec. West 141.97 feet;  
 South 27 deg. 21 min. 19 sec. West 90.91 feet to a fork of the hollows;  
 South 23 deg. 40 min. 15 sec. West 259.56 feet to a point in the center of the hollow, being  
 the boundary of the land belonging to Frank Scutari (Deed Book 56, Page 314);  
 thence, leaving the hollow and Kendall's boundary and with Scutari's boundary and a painted  
 line, the following calls:  
 South 83 deg. 00 min. 00 sec. West 150.00 feet;  
 South 87 deg. 00 min. 00 sec. West 150.00 feet;  
 North 88 deg. 00 min. 00 sec. West 125.00 feet;  
 North 40 deg. 00 min. 00 sec. West 115.00 feet;  
 North 42 deg. 00 min. 00 sec. West 160.00 feet;  
 North 17 deg. 00 min. 00 sec. West 120.00 feet;  
 North 20 deg. 00 min. 00 sec. West 225.00 feet;  
 North 40 deg. 00 min. 00 sec. West 240.00 feet;  
 North 52 deg. 00 min. 00 sec. West 120.00 feet to a 26" oak on the ridge;  
 South 81 deg. 27 min. 37 sec. West 118.69 feet to a point in a hollow; thence, with the  
 hollow and continuing with Scutari's boundary, the following calls:  
 South 51 deg. 32 min. 22 sec. West 72.45 feet;  
 South 35 deg. 08 min. 45 sec. West 135.90 feet;  
 South 37 deg. 11 min. 09 sec. West 148.55 feet;  
 South 53 deg. 46 min. 06 sec. West 67.68 feet;  
 South 67 deg. 22 min. 14 sec. West 237.28 feet;  
 South 58 deg. 44 min. 40 sec. West 180.86 feet;  
 South 52 deg. 16 min. 46 sec. West 137.14 feet;  
 South 43 deg. 11 min. 18 sec. West 173.58 feet;  
 South 49 deg. 15 min. 43 sec. West 60.66 feet to a forks of the hollow;  
 South 72 deg. 26 min. 10 sec. West 247.89 feet;  
 South 87 deg. 07 min. 19 sec. West 46.21 feet;  
 South 74 deg. 12 min. 46 sec. West 105.44 feet to a point in the hollow; thence, leaving the  
 hollow following a painted line, which continues with Scutari's boundary, the following calls:  
 South 39 deg. 00 min. 00 sec. West 95.99 feet;  
 South 29 deg. 00 min. 00 sec. West 140.00 feet;  
 South 34 deg. 00 min. 00 sec. West 360.00 feet to a dead 56" maple, being a point in the  
 boundary of a tract of land belonging to Mark Carlisle (Deed Book 57, Page 187);  
 thence, leaving Scutari's boundary and with Carlisle's boundary  
 South 80 deg. 00 min. 00 sec. West 362.59 feet to a point in the center of Brimstone Creek;  
 South 87 deg. 00 min. 00 sec. West 150.00 feet; thence, with the center of Brimstone Creek  
 and Carlisle's boundary, the following calls:  
 South 20 deg. 20 min. 00 sec. East 200.00 feet;

\*\*\*\*\*

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James D. White, Jr.  
Attorney at Law  
101 Green Street  
Celina, Tennessee 38551

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RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Scotty Jenkins Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, I, NEIL WRIGHT, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto SCOTTY JENKINS, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 2nd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Beginning on a iron pin on the east margin of the Brimstone Creek Road being the northwest corner of this tract and a point in the boundary of a tract of land belonging to Gary Brown (Deed Book 109, Page 468); Thence leaving the road and with the boundary of Brown North 73 degrees, 14 minutes, 52 seconds East 275.52 feet to a point in the center of Brimstone Creek; Thence leaving the boundary of Brown and leaving the creek and severing thee lands of Neil Wright (Deed Book 111, Page 434) South 18 degrees, 22 minutes, 29 seconds East 215.80 feet to a 12" maple, thence South 18 degrees, 22 minutes, 29 seconds East 898.97 feet to a gate post, thence South 86 degrees, 28 minutes, 16 seconds West 534.56 feet to a point in the center of Brimstone Creek being a point in the boundary of a tract of land belonging to Scotty Jenkins (Deed Book 63, Page 216); Thence with the boundary of Jenkins and with the center of Brimstone Creek North 7 degrees, 35 minutes, 41 seconds West 195.63 feet, thence North 4 degrees, 39 minutes, 30 seconds East 199.80 feet, thence North 10 degrees, 14 minutes, 05 seconds East 86.79 feet, thence North 14 degrees, 30 minutes, 02 seconds East 152.31 feet, thence leaving the creek North 69 degrees, 02 minutes, 20 seconds West 66.00 feet to a point on the east margin of Brimstone Creek Road; Thence with the east margin of the road and a leftward curve of the road having a delta angle of 17 degrees, 27 minutes, 11 seconds, a radius of 758.5062 feet, a length of 231.05 feet and a chord of North 6 degrees, 45 minutes, 07 seconds West 230.16 feet, thence North 15 degrees, 28 minutes, 42 seconds West 138.34 feet to the point of beginning, containing 9.17 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, pat dated June 2, 2023.

And being a portion of lands conveyed to Michael G. Wright and Neil Wright from Josephine McCuen Wright, by quitclaim deed dated December 28, 2005, and recorded in Deed Book 85, pages 433-436, Register's Office of Clay County,

Tennessee; and being a portion of the lands wherein Michael G. Wright conveyed all his right, title and interest to Neil Wright by quitclaim deed dated February 15, 2019, and recorded in Deed Book 111, pages 434-438, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this 22<sup>nd</sup> day of June, 2023.

Neil Wright  
NEIL WRIGHT

STATE OF Tennessee  
COUNTY OF Knox



Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, NEIL WRIGHT, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22<sup>nd</sup> day of June, 2023.

Deanna J. Robertson  
NOTARY PUBLIC

My Commission Expires: 08/31/2024

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ \_\_\_\_\_, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Deanna J. Robertson  
AFFIANT

Sworn to and subscribed to before me this 22<sup>nd</sup> day of June, 2023.

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NOTARY PUBLIC

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RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Neil Wright

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, I, SCOTTY JENKINS, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto NEIL WRIGHT, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 2nd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

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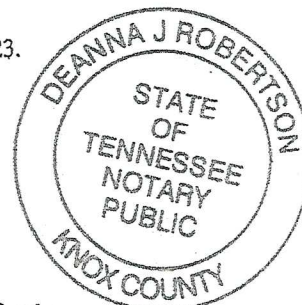
And being a portion of lands conveyed to Scotty Jenkins from Hubert Lancaster and wife, Sue Lancaster, by warranty deed dated January 6, 1996, and recorded in

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 22<sup>nd</sup> day of June, 2023.

Scotty Jenkins  
SCOTTY JENKINS

STATE OF Tennessee  
COUNTY OF Knox



Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, SCOTTY JENKINS, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22<sup>nd</sup> day of June, 2023.

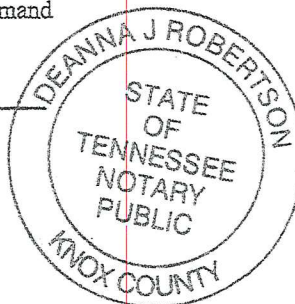
Deanna J. Robertson  
NOTARY PUBLIC  
My Commission Expires: 08/31/2024

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ \_\_\_\_\_, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[Signature]  
AFFIANT

Sworn to and subscribed to before me this 22<sup>nd</sup> day of June, 2023.

Deanna J. Robertson  
NOTARY PUBLIC  
My Commission Expires: 08/31/2024





This Instrument Prepared By:

James D. White, Jr.  
Attorney at Law  
101 Green Street  
Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Neil Wright

Address:

City: Knoxville

State: TN

Zip: 37931

Map: Parcel:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, I, SCOTTY JENKINS, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto NEIL WRIGHT, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 2nd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Beginning on a iron pin on the east margin of the Brimstone Creek Road being the southeast corner of this tract and a point in the boundary of a tract of land belonging to Neil Wright (Deed Book 111, Page 434); Thence leaving the boundary of Wright and with the east margin of the road North 30 degrees, 59 minutes, 02 seconds West 657.70 feet, thence with a leftward curve of the road having a delta angle of 41 degrees, 41 minutes, 37 seconds, a radius of 525.21 feet, a length of 382.19 feet and a chord of North 51 degrees, 49 minutes, 51 seconds West 373.81 feet to a point on the north margin of the road, thence with the north margin of the road North 72 degrees, 40 minutes, 39 seconds West 254.10 feet, thence North 65 degrees, 49 minutes, 52 seconds West 288.81 feet, thence North 54 degrees, 27 minutes, 44 seconds West 193.03 feet to a 28" sycamore; Thence leaving the road and severing the lands of Scotty Jenkins (Deed Book 63, Page 216) North 48 degrees, 42 minutes, 53 seconds East 68.98 feet to a point in the center of Brimstone Creek being a point in the boundary of a tract of land belonging to Neil Wright (Deed Book 111, Page 434); Thence with the boundary of Wright and with the center of Brimstone Creek South 39 degrees, 07 minutes, 09 seconds East 157.70 feet, thence South 60 degrees, 41 minutes, 18 seconds East 169.18 feet, thence South 68 degrees, 04 minutes, 35 seconds East 134.47 feet, thence South 72 degrees, 14 minutes, 37 seconds East 460.40 feet, thence South 59 degrees, 20 minutes, 16 seconds East 469.03 feet, thence South 33 degrees, 25 minutes, 30 seconds East 492.32 feet, thence leaving the creek South 67 degrees, 20 minutes, 59 seconds West 261.24 feet to the point of beginning, containing 4.50 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323, plat dated June 2, 2023.

And being a portion of lands conveyed to Scotty Jenkins from Hubert Lancaster and wife, Sue Lancaster, by warranty deed dated January 6, 1996, and recorded in

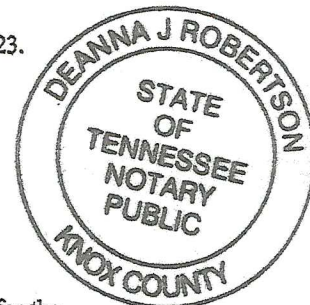
MAP 108 TRANSFERRED  
ANGIE EADS CM  
ASSESSOR OF PROPERTY APPROVED  
p. 00 - split

and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 22<sup>nd</sup> day of June, 2023.

Scotty Jenkins  
SCOTTY JENKINS

STATE OF Tennessee  
COUNTY OF KNOX



Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, SCOTTY JENKINS, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22<sup>nd</sup> day of June, 2023.

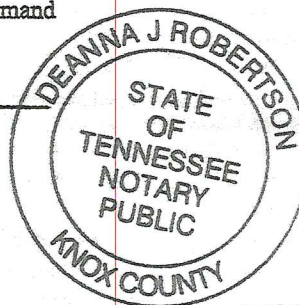
Deanna J. Robertson  
NOTARY PUBLIC  
My Commission Expires: 08/31/2024

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 7000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[Signature]  
AFFIANT

Sworn to and subscribed to before me this 22<sup>nd</sup> day of June, 2023.

Deanna J. Robertson  
NOTARY PUBLIC  
My Commission Expires: 08/31/2024



BK/PG: WD123/345-346

23000748

2 PGS:AL-WARRANTY DEED	
JENNY BATCH: 25346	
06/23/2023 - 10:21:38 AM	
VALUE	7000.00
MORTGAGE TAX	0.00
TRANSFER TAX	25.90
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	38.90

STATE OF TENNESSEE, CLAY COUNTY  
BRENDA BROWNING  
REGISTER OF DEEDS