

This Instrument Prepared By:

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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: James A. Stephens

Address: 226 Stephens Circle

City: Celina

State: TN Zip: 38551

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, we, RANDALL A. CRAWFORD and wife, TERESA A. CRAWFORD, and DAVID RANDALL CRAWFORD, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto JAMES A. STEPHENS, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING on a stake in the corner of lands of Waymon Estep and the Star Point Road; thence North 210 feet to a steel stake, a corner with the Star Point Road and property of Marvin Ashlock; thence West 255 feet with the property of Marvin Ashlock to the center of the Spring Branch; thence South 348 feet with property of Donna Ashlock Willis to a steel stake; thence East 348 feet with the property of Waymon Estep back to the beginning corner.

And being the same lands wherein Richard Raymond Hill and wife, Joan E. Hill, conveyed a life estate to Randall A. Crawford and wife, Teresa A. Crawford, and the remainder interest to David Randall Crawford, by warranty deed dated September 28, 2010, and recorded in Deed Book 95, pages 464-465, 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 we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple,

TRANSFERRED
MAP 017 G CM P005.01
ANGIE EADS
ASSESSOR OF PROPERTY APPROVED

have a good and lawful right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our 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 23 day of June, 2022.

Randall Crawford
RANDALL A. CRAWFORD

Teresa A. Crawford
TERESA A. CRAWFORD

David R. Crawford
DAVID RANDALL CRAWFORD

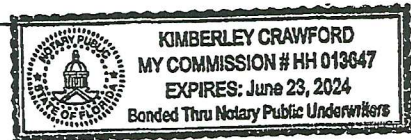
STATE OF FL
COUNTY OF LAKE

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, RANDALL A. CRAWFORD and wife, TERESA A. CRAWFORD, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of June, 2022.

K. Crawford
NOTARY PUBLIC

My Commission Expires:



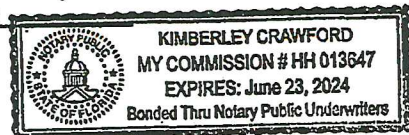
STATE OF FL
COUNTY OF LAKE

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named, DAVID RANDALL CRAWFORD, 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 23 day of June, 2022.

K. Crawford
NOTARY PUBLIC

My Commission Expires:



I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 35,000.00 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 24th day of June 2022.

[Signature]
NOTARY PUBLIC Register
My Commission Expires: 9-1-2022



BK/PG: WD120/589-591
2200845

3 PGS:AL-WARRANTY DEED	
JENNY BATCH: 23813	
06/24/2022 - 02:32:54 PM	
VALUE	35000.00
MORTGAGE TAX	0.00
TRANSFER TAX	129.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	147.50

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING