

This instrument prepared by:  
**Christopher Cantrell, Attorney At Law**  
 45 Peavine Plaza  
 Crossville, TN 38571  
 (931) 456-8080  
 2022-23203-1/

TRANSFERRED  
 MAP# PAR# COR S  
 90 30.00  
 NOV 01 2022  
*Kalet Allen*  
 ASSESSOR OF PROPERTY

above for recording information

## WARRANTY DEED

THIS DEED, made and entered into as of October 21, 2022 by and between Liang Lan Conerly, an unmarried woman (surviving spouse of Samuel S. Conerly, Jr.) hereinafter known as the Party of the First Part, and, Herman Everett Reed, Jr., a single man, hereinafter known as the Party of the Second Part;

### WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Property 1:  
 Tax ID#: Map 090, Parcel 030.00

SITUATED, LYING AND BEING in the SEVENTH (7th) Civil District of Jackson County, Tennessee and being more particularly described as follows:

Beginning on a iron pin on the north margin of Spring Fork Road being a corner to a tract of land belonging to Joseph Michael Neal (Deed Book M-4, Page 575); Thence leaving Spring Fork Road with the boundary of Neal North 20 degrees, 24 minutes, 07 seconds East 38.59 feet to a 10" hackberry, thence North 62 degrees, 25 minutes, 56 seconds West 64.17 feet to a 6" cedar, thence North 56 degrees, 56 minutes, 19 seconds West 114.27 feet to a 16" hackberry, thence North 65 degrees, 03 minutes, 25 seconds West 88.38 feet to a 8" hackberry, thence North 63 degrees, 09 minutes, 39 seconds West 142.30 feet to a 30" sycamore, thence North 70 degrees, 53 minutes, 04 seconds West 111.85 feet to a 8" maple, thence North 83 degrees, 18 minutes, 44 seconds West 61.54 feet to a iron; Thence leaving the boundary of Neal and severing the lands of Samuel S. Conerly, Jr. (Record Book 94, Page 105) North 5 degrees, 03 minutes, 54 seconds East 1260.38 feet to a 24" maple at a fence corner on top of the ridge being a point in the boundary of a tract of land belonging to Mark K. Brown (Record Book 50, Page 698); Thence with the boundary of Brown and with the fence North 72 degrees, 34 minutes, 00 seconds East 190.47 feet to a 22" white oak, thence North 83 degrees, 06 minutes, 04 seconds East 185.67 feet to a 8" gum, thence South 83 degrees, 16 minutes, 10 seconds East 29.70 feet to a stump, thence South 68 degrees, 44 minutes, 51 seconds East 76.13 feet to a 4" maple, thence South 55 degrees, 55 minutes, 39 seconds East 117.32 feet to a 16" maple, thence South 44 degrees, 25 minutes, 13 seconds East 110.80 feet to a 10" maple, thence South 47 degrees, 25 minutes, 10 seconds East 77.38 feet to a stump, thence South 62 degrees, 24 minutes, 04 seconds East 58.59 feet to a 5" maple, thence South 60 degrees, 06 minutes, 17 seconds East 21.29 feet to a 4" maple, thence South 52 degrees, 52 minutes, 34 seconds East 57.92 feet to a large stump, thence South 66 degrees, 35 minutes, 25 seconds East 150.54 feet to a 10" white oak, thence South 73 degrees, 43 minutes, 31 seconds East 122.33 feet to a 4" white oak, thence South 71 degrees, 22 minutes, 06 seconds East 168.78 feet to a 12" hackberry, thence South 68 degrees, 06 minutes, 22 seconds East 148.62 feet to a 20" beech, thence South 37 degrees, 36 minutes, 37 seconds East 19.86 feet to a 16" walnut, thence South 14 degrees, 32 minutes, 02 seconds West 324.46 feet to a 14" mulberry, thence South 8 degrees, 03 minutes, 06 seconds West 128.33 feet to a 8" sassafras, thence South 1 degrees, 17 minutes, 46 seconds East 70.28 feet to a steel post, thence South 3 degrees, 27 minutes, 44 seconds West 76.04 feet to a wooden post, thence South 80 degrees, 03 minutes, 54 seconds East 16.06 feet to a wooden post, thence South 3 degrees, 55 minutes, 54 seconds West 140.59 feet to a steel post, thence South 2 degrees, 23 minutes, 32 seconds East 91.87 feet to a 14" hackberry, thence South 7 degrees, 32 minutes, 12 seconds East 89.54 feet to a 12" hackberry, thence South 18 degrees, 58 minutes, 38 seconds East 35.96 feet to a 10" walnut, thence South 22 degrees, 30 minutes, 30 seconds East 203.46 feet to a 10" hackberry, thence South 53 degrees, 58 minutes, 06 seconds West 13.89 feet to a wooden post, thence South 21 degrees, 32 minutes, 38 seconds East 68.22 feet to a 4" cedar, thence South 65

degrees, 30 minutes, 22 seconds West 40.53 feet to a 4" box elder, thence South 51 degrees, 48 minutes, 17 seconds West 43.12 feet to a 12" double ailanthus on the north margin of Spring Fork Road; Thence with the north margin of Spring Fork Road North 86 degrees, 59 minutes, 04 seconds West 62.86 feet to a concrete monument, thence with a rightward curve of the road having a delta angle of 31 degrees, 16 minutes, 03 seconds, a radius of 692.97 feet, a length of 378.17 feet and a chord of North 84 degrees, 31 minutes, 03 seconds West 373.49 feet to a concrete monument, thence North 81 degrees, 26 minutes, 21 seconds West 157.26 feet to a concrete monument, thence North 74 degrees, 02 minutes, 08 seconds West 354.07 feet to the point of beginning, containing 45.00 acres as surveyed by Carlen J. Wiggins Jr., R.L.S. 2323 plat dated October 10, 2022.

Subject to the Easement to the Upper Cumberland Electric Membership Corporation, recorded in Easement Book 2, Page 28, in the Official Records of Jackson County, Tennessee.

Subject to the Application for Greenbelt Assessment Agricultural Land, recorded in Book 94, Page 108, in the Official Records of Jackson County, Tennessee.

NOTE: The legal description is from a new survey and is different from the previous description of record.

Being a portion of the same property conveyed to Samuel S. Conerly, Jr. and wife, Liang Lan Conerly by Warranty Deed dated September 20, 2019 from Samuel S. Conerly, Jr., recorded September 20, 2019, in Book 94, Page 105, in the Official Records of Jackson County, Tennessee. The said Samuel S. Conerly, Jr. is now deceased, having died on October 15, 2022, leaving Liang Lan Conerly as surviving tenant by entirety.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2022 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTOR(S):

→ Liang Lan Conerly  
Liang Lan Conerly

STATE OF TENNESSEE  
COUNTY OF CUMBERLAND

On this 21st day of October, 2022, before me personally appeared Liang Lan Conerly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of October, 2022.

Jarrah H. Soifer  
Notary Signature  
My commission expires: 11/24/2022



STATE OF TENNESSEE  
COUNTY OF Cumberland

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$140,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this 21st day of October, 2022.

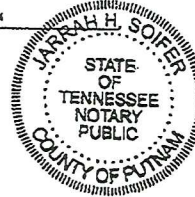
*Ray B. Madsen*  
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 21st day of October, 2022.

My commission expires:

11/26/2022

*Jarrah H. Soifer*  
Notary Public



NAME AND ADDRESS OF PROPERTY OWNER:

Herman Everett Reed, Jr.

P.O. BOX 1091

Crossville, TN 38557

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:

Same as owner

BK/PG: 110/967-969  
22002345

3 PGS:AL-WARRANTY DEED	
MICHELLE BATCH: 41487 11/21/2022 - 11/20/2024	
VALUE	140000.00
MORTGAGE TAX	0.00
TRANSFER TAX	518.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	536.00

STATE OF TENNESSEE, JACKSON COUNTY  
MICHELLE HIX