

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: Jeff Watson, et ux.
City: Celina
Map: _____ Parcel: _____

Address: 280 Firehall Rd.
State: TN Zip: 38551

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, VALERIE F. BIRDWELL and husband, WILLIAM BIRDWELL, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto JEFF WATSON and wife, CRYSTAL WATSON, hereinafter called Grantees, their 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:

TRACT #1

Beginning at the point of intersection of the western margin of Brown Street (being a 50' wide public right-of-way) and the southern margin of Guffey Street (being a 30' wide public right-of-way) and being the northeast corner of this described property boundary and the parent property; thence leaving Guffey Street and going with the Brown Street right-of-way S 02°51'14" W a distance of 76.95' to a PK nail (new) being the southeast corner of this described property boundary; thence leaving Brown Street and severing the parent property S 89°42'09" W a distance of 138.92' to a 0.5" iron rod (new) being the southwest corner of this described property boundary and a point in the western line of the parent property and the eastern line of Clay County Health Department (DB 18 PG 859); thence going with the Clay County Health Department N 02°44'06" E a distance of 89.32' to a 0.5" iron rod (new) in the southern margin of Guffey Street being the northwest corner of this described property boundary and the parent property and the northeast corner of Clay County; thence leaving Clay County and going with the Guffey Street right-of-way S 85°11'41" E a distance of 138.97' to the point of beginning, having an area of 0.26 acres, more or less, as surveyed by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on December 9, 2020.

Subject to all matters as shown on plat dated December 10, 2020, and recorded in Plat Book 1, page 797, Register's Office of Clay County, Tennessee.

MAP 1120 TRANSFERRED
G L CM
ANGIE EADS
ASSESSOR OF PROPERTY APPROVED
P005750

And being the same lands conveyed to Valerie F. Birdwell from Melissa Ranel Bastin by warranty deed dated February 10, 2021, and recorded in Deed Book 116, pages 438-440, Register's Office of Clay County, Tennessee, and shown as Tract #1 on plat dated December 10, 2020, and recorded in Plat Book 1, page 797, Register's Office of Clay County, Tennessee.

William Birdwell executes this deed for the express purpose of conveying any marital interest he may have in the above described lands.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness our hands on this the 8 day of April, 2025.

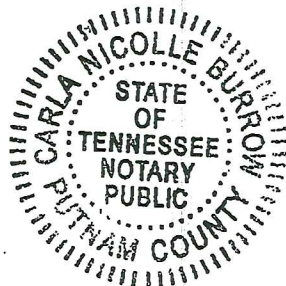
Valerie Birdwell
VALERIE F. BIRDWELL
William Birdwell
WILLIAM BIRDWELL

STATE OF TENNESSEE

COUNTY OF Putnam

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named VALERIE F. BIRDWELL and husband, WILLIAM BIRDWELL, 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 8th day of April, 2025.



Carla Nicole Burman
NOTARY PUBLIC

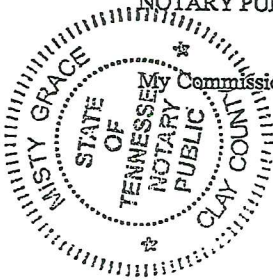
My Commission Expires: 2/23/28

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$121,000.00 whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jeff Watson
AFFIRANT

Sworn to and subscribed to before me this 10 day of April, 2025.

Misty Grace
NOTARY PUBLIC



My Commission Expires: 8/26/2025

BK/PG: WD128/197-199

25000380

3 PGS:AL-WARRANTY DEED

BRENDA BATCH: 28059

04/10/2025 - 03:25:48 PM

VALUE	121000.00
MORTGAGE TAX	0.00
TRANSFER TAX	447.70
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	465.70

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS