This Instrument Prepared By:

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

	warranties as to the accuracy of the description or the document has been prepared based upon information
	<u> </u>
RESPONSIBLE TAXPAYER AND PRO	PERTY OWNER:
N	Address: 1101 mitchell3+
Name: Norman Landon Neal Trobaugh	Address: 1101 W17ChOr of
City: Coline	State: TV Zip: 3855
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, MIKE MCCLAIN, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto NORMAN LANDON NEAL TROBAUGH, 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:

Situate, lying and being the 3rd Civil District of said County and State, near Neely's Cross Roads and on the head waters of Horse Creek, and bounded as follows, to-wit:

Bounded on the North by the lands of Walter Davis; bounded South by other lands now owned by A. L. Smith; bounded East by the United State Government Dale Hollow Dam Reservoir, and bounded West by State Highway No. 52.

And being the same lands conveyed to Mike McClain from Kayla Barger by warranty deed dated May 24, 2019, and recorded in Deed Book 111, pages 759-760, 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.

MAPOUH G CM POIO O ANGIE EADS ASSESSOR OF PROPERTY APPROVED

IN TESTIMONY WHEREOF, witness my hand on this the day of July, 2024.	
May Mel	
MIKE MCCLAIN	~
STATE OF	
COUNTY OF COUNTY OF	
Personally appeared before me, the undersigned authority, a Notary Public in and son the County and State aforesaid, the within named, MIKE MCCLAIN, the bargainor, with whom I ampersonally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal this day of July, 2024.	A STATE OF THE STA
NOTARY PUBLIC SOLVENS	3,
My Commission Expires: 8/26/2025	
I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever	
is greater is \$\langle \langle	
amount which the property transferred would command	
at a fair voluntary sale.	
AFFIANT	
Sworn to and subscribed to before me this do day of the	
Brinda Browning AD NOTARY PUBLIC REGISTERS OF	
My Commission Expires: BK/PG: WD126/300-301 24000777	
2 PGS:AL-WARRANTY DEED JENNY BATCH: 27001	=
07/26/2024 - 03:29:57 PM VALUE 30000	-
MORTGAGE TAX 0.0	00
RECORDING FEE 10.0	00
DP FEE 2.0 REGISTERS FEE 1.0	
TOTAL AMOUNT 87.0 STATE OF TENNESSEE, CLAY COUNTY	
BREAT PRINTESSEE, CLAY COUNTY BREAT BROWNING REGISTER OF DEEDS	1. 3