

Name and Address of New Owner:

Mark H. Dykes
127 Washington Street
Celina, TN 38551

Send Tax Bills To:

Mark H. Dykes
127 Washington Street
Celina, TN 38551

This Instrument Prepared By:

Ian Deaderick
Deaderick Law, PLLC
480 Neal Street
Ste. 201
Cookeville, TN 38501

Map & Parcel No: 0420-E-006.00

BK/PG: WD126/200-202

24000709

3 PGS:AL-WARRANTY DEED	
JENNY BATCH: 26937	
07/11/2024 - 02:03:44 PM	
VALUE	160000.00
MORTGAGE TAX	0.00
TRANSFER TAX	592.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	610.00

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Emma D. Heimbuch, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark H. Dykes, a married man**, "the Grantee," the following described real estate in Clay County, Tennessee:

Tax ID#: Map 0420, Group E, Parcel 006.00

SITUATED, LYING AND BEING in the THIRD (3rd) Civil District of Clay County, Tennessee and being more particularly described as follows:

BEGINNING at a fence post in the southwest corner of W. T. Cherry Lot; thence South 91 feet to a marker; thence 150 feet east to W. A. Cook line; thence North with said Cook line 91 feet to W. T. Cherry corner; thence 150 feet West to the BEGINNING.

Subject to the plat of record in Plat Book K, Page 214, in the official records of Clay County, Tennessee.

Being the same property conveyed to Emma D. Heimbuch by Quit Claim Deed dated April 24, 2023 from Richard M. Kendall, recorded May 15, 2023, in Book WD123, Page 146, in the Official Records of Clay County, Tennessee. FOR FURTHER REFERENCE: Being the same property conveyed to Emma D. Heimbuch by Warranty Deed dated

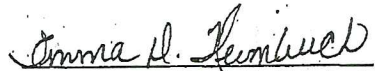
MAP 420 E CM 16.00
TRANSFERRED
ANGIE EADS
ASSESSOR OF PROPERTY APPROVED

August 26, 2013 from Richard M. Kendall, recorded August 26, 2013, in Book WD100,
Page 486, in the Official Records of Clay County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors,
heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right
and lawful authority to convey the same, that the title thereto is clear, free and unencumbered
(except as hereinbefore specifically set out), and will forever warrant and defend said title against
any and all lawful claims of all persons.

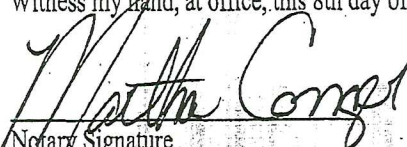
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the
8th day of July, 2024.


Emma D. Heimbuch

STATE OF TENNESSEE
COUNTY OF PUTNAM

On this 8th day of July, 2024, before me personally appeared Emma D. Heimbuch, 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 8th day of July, 2024.


Notary Signature
My commission expires: 7-30-25



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Emma H. Heimbuch 7-8-2024
(Affiant)

STATE OF TENNESSEE
COUNTY OF PUTNAM

Sworn to and subscribed before me this 8th day of July, 2024.

Martha Conger
Notary Signature
My commission expires: 7-30-25
File No. 03219-Heimbuch

