

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.

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RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Marcellus Jolie Giordano, et vir. Address: 559 Redbud Ln.  
City: Hilham State: TN Zip: 38568  
Map: \_\_\_\_\_ Parcel: \_\_\_\_\_  
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DEED OF CONVEYANCE  
CREATING AN ESTATE BY THE ENTIRETIES

KNOW ALL MEN BY THESE PRESENTS: That I, MARCELLUS JOLIE GIORDANO, being the owner of land and desiring to create an estate by the entireties with my husband, MARK PARENT, as provided by Section 66-1-109, Tennessee Code Annotated, for and in consideration of the love and affection I have for my said wife, have this day bargained and sold and do by these presents sell, transfer and convey unto my said husband, MARK PARENT, his heirs and assigns, an undivided interest in in the hereinafter described lands sufficient to vest the title to said lands in me and my husband as tenants by the entireties, said lands being situated, lying and being in the 4th Civil District of Clay County, Tennessee, and the 8th Civil District of Jackson County, Tennessee, and more particularly described as follows, to-wit:

Beginning on a 1/2" rebar (old) with an aluminum cap on the ridge at the Northeast corner of the parent tract (deed book 62, page 78) and at the Northwest corner of the lands of Lester Turner, et ux, (deed book 63, page 486) said rebar being in the Southern boundary of the lands of Ray Boles, et ux, (de book 52, page 222), thence leaving the lands of Boles and over the bluff along the Western boundary of the lands of Turner, passing a corner of the lands of Lester Turner, et al, (deed book 53, page 113) S 22 30' 46" E 2810.76' to a 1/2" rebar (new) set in the boundary of the lands of Turner, et al, said rebar being a new corner of the lands of the grantor, thence leaving the lands of Turner and severing the lands of the grantor as follows: S 42 51' 46" W 283.77' to a 16" sycamore on the West bank of Dry Mill Creek, said creek being the county line between Jackson and Clay County, thence up the center of Dry Mill Creek, still severing the lands of the grantor and along the said county line S 54 58' 53" E 69.89' to a 1/2" rebar at the intersection of the creek and branch, said rebar being in the Northern boundary of the lands of Ernest U. Holzhausen, et ux, (tract number 1, deed book 62, page 257), thence leaving the lands of the grantor and the creek and along the boundary of the lands of

MAP 88 TRANSFERRED  
G CM P 301  
BILLY R. SMITH  
ASSESSOR OF PROPERTY APPROVED

Holzhasen and up the center of the branch as follows: S 36 53' 36" W 174.64'; S 24 30' 39" W 119.44'; S 43 35' 01" W 128.71' to a 6" ash, said ash being a new corner of the lands of the grantor, thence leaving the boundary of the lands of Holzhausen and the center of the branch and severing the lands of the grantor as follows: N 38 03' 34" W 74.16' to a 4" chestnut oak; N 12 49' 11" W 101.40' to a 20" buckeye; N 01 14' 49" E 89.28' to a 20" beech; N 02 23' 13" E 78.04' to a 30" beech; N 47 56' 05" W 95.99' to a 20" poplar; N 31 43' 58" W 102.07' to a 20" ash; N 35 34' 53" W 110.41' to a 4" beech; N 16 42' 19" W 141.22' to a 10" hickory; N 34 54' 12" W 220.79' to an 8" cedar; N 56 40' 32" W 187.26' to a 4" dogwood; N 77 31' 40" W 142.01' to a 4" poplar; N 58 56' 23" W 169.94' to an 8" sycamore; N 52 00' 42" W 158.90' to a 10" forked hickory; N 47 10' 21" W 96.65' to an 8" walnut; N 34 18' 06" W 116.56' to a 6" hickory; N 38 43' 31" W 150.30' to a 6" chestnut oak; N 58 49' 45" W 141.70' to a 12" ash in the center of a small drain, thence down the drain N 61 06' 04" E 178.21' to the forks of the hollow in the center of the aforesaid Dry Mill Creek, thence down and along the center of Dry Mill Creek, still severing the lands of the grantor as follows: N 25 06' 27" W 235.30'; N 22 10' 02" W 206.71'; N 07 43' 44" W 701.36'; N 20 08' 24" W 180.44' to a P-K nail in an 8" sycamore on the East bank of Dry Mill Creek, thence leaving the creek and up the bluff N 04 35' 43" W 437.51' to a 1/4" rebar (new) set in the aforesaid boundary of the lands of Ray Boles, et ux, thence leaving the lands of the grantor and along the boundary of the lands of Boles as described in deed book 62, page 78 as follows: S 78 43' 08" E 482.52'; S 73 42' 13" E 289.21' to a 1/4" rebar (old); N 80 22' 46" E 103.62' to the beginning and containing 64.79 acres by survey. Actual field survey performed by Michael W. Asberry, P.L.S. #1653, on the 3rd day of May, 2002.

Included herewith are all mineral rights and timber rights associated with subject property.

And being the same lands conveyed to Marcellus Jolie Giordano from Charles Dear and wife, Kathleen Dear, by warranty deed dated September 18, 2020, and recorded in Deed Book 115, pages 341-343, Register's Office of Clay County, Tennessee, and recorded in Record Book 98, pages 1352-1354, Register's Office of Jackson County, Tennessee.

TO HAVE AND TO HOLD the said undivided interest in and to said tract or parcel of land unto my said husband, his heirs and assigns, forever, it being my intention by this instrument to create an estate by the entirety in and to the above tract of land. And I do covenant with the said MARK PARENT 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 MARK PARENT, his heirs and assigns.

IN TESTIMONY WHEREOF, witness my hand on this the 25 day of June, 2021.

  
MARCELLUS JOLIE GIORDANO

STATE OF TENNESSEE

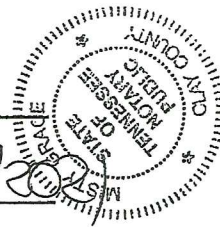
COUNTY OF CLAY

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named MARCELLUS JOLIE GIORDANO, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of June, 2021.

Misty Grace  
NOTARY PUBLIC

My Commission Expires: 9/20/2022



I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ -0- whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[Signature]  
AFFLIANT

Sworn to and subscribed to before me this 25 day of June, 2021.

Brenda Browning, Register  
NOTARY PUBLIC

My Commission Expires: 9-1-2022



BK/PG: WD117/543-545	
21000890	
3 PGS:AL-DEED CREATING AN ESTATE	
BRENDA BATCH: 22107	
06/25/2021 - 03:25:58 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, CLAY COUNTY	
BRENDA BROWNING	
REGISTER OF DEEDS	