

PROPERTY OWNER:
Michael Shaver Plumbing, LLC
472 Gravely Hill Road
Bethpage, Tennessee 37022

THIS INSTRUMENT PREPARED BY:
JAMES REED BROWN, ATTORNEY
8500 HIGHWAY 111, SUITE 100
BYRDSTOWN, TN 38549

PERSON OR AGENCY
RESPONSIBLE FOR
PAYMENT OF TAXES:
AS LISTED ABOVE

WARRANTY DEED

BK/PG: 185/633-637

23000050

5 PGS:AL-WARRANTY DEED	
LETHA BATCH: 16139	
01/13/2023 - 02:08:48 PM	
VALUE	325000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1202.50
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1230.50

STATE OF TENNESSEE, PICKETT COUNTY
LETHA MCCURDY
REGISTER OF DEEDS

This indenture made and entered into on this the 13th day
of December, 2022, by and between

JERRY REAGAN AND VICKIE REAGAN CANAAN

hereinafter referred to as the GRANTORS, and

MICHAEL SHAVER PLUMBING, LLC

hereinafter referred to as the GRANTEE.

WITNESS, that for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEE, his heirs and assigns, the following described tract or parcel of land, to-wit:

A certain tract or parcel of land lying and being in the First Civil District of Pickett County, Tennessee, and more particularly described as follows:

BEGINNING on a ½" rebar (old) at the Southern right-of-way of the State of Tennessee, project number F-024-3(16) and at the Northwest corner of the lands of Leslie Ward Reeder, et ux, deed book 158, page 955, thence leaving the said right-of-way and along the boundary of the lands of Reeder as follows: S 23 55' 15" W 383.39' to a ½" rebar (old); S 23 55' 15" W 185.13' to a ½" rebar (old); S 53 32' 57" E 152.85' to a 48" poplar at the head of the gulley and at the Southwest corner of the lands of Juliet Arminda Amonett, deed book 61, page 369, thence leaving the lands of Reeder and along the boundary of the lands of Amonett and the old fence as follows: S 50 58' 19" E 785.03' to a ½" rebar (new); S 47 21' 53" E 61.06' to a 30" ash; S 50 56' 27" E 97.38' to a 1/2" rebar (new); S 51 18' 41" E 88.57' to a 36" poplar; S 50 02' 22" E 105.53' to a 10" dogwood; S 50 24' 03" E 206.26' to a ½" rebar (new) at the fence corner, thence leaving the fence S 51 11' 36" E 809.58' to a ½" rebar (old); S 37 56' 27" W 656.65' to a ½" rebar (old) at the Northern boundary of the lands of the Terry Pendergrass 2015 Revocable Trust, deed book

144, page 276, thence leaving the lands of Amonett and along the boundary of the Pendergrass Trust as follows: N 69 04' 12" W 360.25' to a ¾" conduit (old); N 69 04' 48" W 749.08' to a steel post (old) at the Northeast corner of the lands of Sherry Camille Crouch, deed book 153, page 266, thence leaving the lands of the Pendergrass Trust and along the Northern boundary of the lands of Crouch N 69 03' 33" W 278.28' to a steel post at the fence corner and at the Southeast corner of the lands of Alma Robertson, deed book 35, page 383, thence leaving the lands of Crouch and along the Eastern boundary of the lands of Robertson and the old fence as follows: N 12 29' 59" W 45.45' to steel post (old); N 14 51' 02" W 159.59' to a 24" sassafras; N 15 35' 18" W 131.29' to a 12" oak; N 15 50' 38" W 136.71' to a steel post (old); N 14 14' 00" W 100.66' to a 24" maple; N 15 49' 53" W 220.46' to a 16" maple; N 14 23' 25" W 97.02' to a steel post (old); N 14 22' 47" W 185.12' to a ½" rebar (new); N 39 39' 09" W 34.26' to an 18" maple; N 57 37' 34" W 89.67' to a steel post (old); N 57 11' 19" W 171.10' to a steel post (old); N 59 57' 34" W 121.79' to a steel post (old); N 57 30' 04" W 190.09' to a 24" sassafras at the Northeast corner of the lands of Tommy C. Fitzgerald, deed book 148, page 854, thence leaving the lands of Robertson and the fence and along the boundary of the lands of Fitzgerald as follows: N 59 55' 56" W 23.36' to a ½" rebar (old); N 48 49' 45" W 349.04' to a ½" rebar (old) at the aforesaid right-of-way of the State of Tennessee, thence leaving the lands of Fitzgerald and along the said right-of-way as follows: N 43 16' 40" E 24.97' to a concrete marker; N 50 44' 29" E 273.82' to a concrete marker; N 72 01' 27" E 477.60' to a concrete marker; N 84 52' 56" E 247.39' to a ½" rebar (new); N 85 56' 24" E 276.49' to the beginning and containing 56.39 acres, by survey. Actual field survey performed by Michael W. Asberry, P.L.S. # 1653 on the 3rd day of April, 2020. The bearings as described hereon have been correlated to the bearings as described in deed book 158, page 955. This survey is subject to any easements, rights-of-ways, restrictions, and/or exceptions which may affect said survey.

Being a portion of the same lands as described in Deed Book 44, Page 554, and Deed Book 46, Page 70, of record in the Register's Office for Pickett County, Tennessee.

Tax Map 23, Parcel 84.00.

The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued. This deed was prepared from information furnished by the grantors.

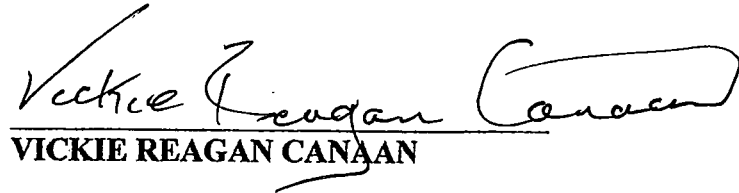
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their 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.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS my hand on this the day and date first above written.


JERRY REAGAN


VICKIE REAGAN CANAAN

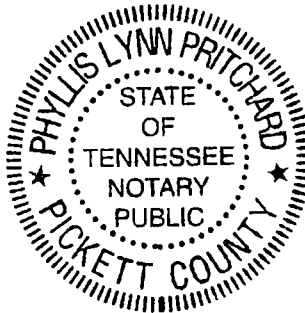
STATE OF TENNESSEE

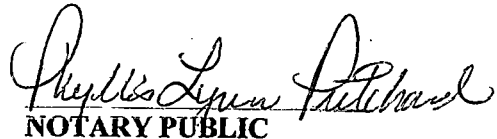
COUNTY OF PICKETT

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JERRY REAGAN**, the within named bargainors, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office on this the 13th day of December, 2022.

Commission Expires:
09/02/2025




NOTARY PUBLIC

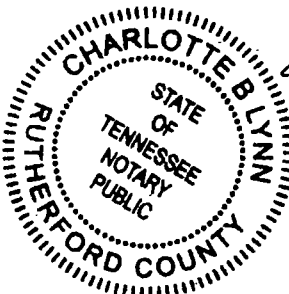
STATE OF TENNESSEE

COUNTY OF PICKETT

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **VICKIE REAGAN CANAAN**, the within named bargainors, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office on this the 12th day of December, 2022.

Commission Expires:
2-24-2024




NOTARY PUBLIC

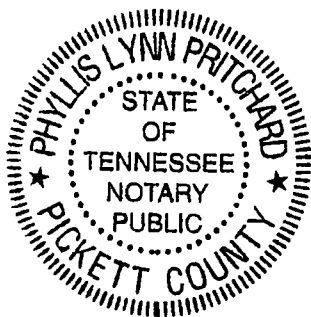
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 325,000⁰⁰, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Erica H. Brown, Agt
AFFIANT

Subscribed and sworn to before me this the 13th day of January, 202~~2~~³.

Commission Expires:

09/02/2025



Phyllis Lynn Pritchard
NOTARY PUBLIC

State of Tennessee
Project Number F-024-3 (16)

