

WARRANTY DEED

PROPERTY ADDRESS:

Name Dustin Wiggins
Address 1611 Knob Creek
City Celina State TN Zip 38551

SEND TAX BILLS TO:

Name Dustin Wiggins
Address 1611 Knob Creek
City Celina State TN Zip 38551

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

We, Brock Dillan Strong, Olivia Ann Strong(now known as Olivia Ann Farley) and Atha A. Stinson, also known as Atha Amanda Stinson, have this day bargained and sold, and do hereby transfer and convey unto Dustin Wiggins, his heirs and assigns, hereinafter referred to as "GRANTEE", the following described tract or parcel of land located in the FIRST CIVIL DISTRICT OF CLAY COUNTY, TENNESSEE, as follows:

Tract 1:

Beginning on a steel pin at a 4" hickory on the north margin of the Knob Creek Road said steel pin being the southwest corner of this tract and a point in the boundary of a tract of land belonging to Lee Wagner (Deed Book 76, Page 466); Thence leaving the north margin of Knob Creek Road and with the boundary of Wagner North 20 degrees, 55 minutes, 37 seconds East 486.08 feet to a ½" pipe at a 12" white oak being a point in the boundary of a tract of land belonging to Freddy M. Huerfano (Deed Book 115, Page 584); Thence leaving the boundary of Wagner and with the boundary of Huerfano South 50 degrees, 01 minutes, 37 seconds East 129.77 feet to a 12" white oak, thence South 81 degrees, 06 minutes, 48 seconds East 56.64 feet to a 24" white oak, thence North 42 degrees 04 minutes East 52.14 feet to a 5" maple, thence North 28 degrees, 37 minutes, 40 seconds West 565.26 feet to a 1" maple, thence North 29 degrees, 51 minutes, 51 seconds West 290.82 feet to a 36" white oak, thence North 45 degrees, 34 minutes, 53 seconds East 264.99 feet to a 10" hickory, thence North 58 degrees, 41 minutes, 45 seconds East 301.11 feet to a ½" pipe, thence South 20 degrees, 38 minutes, 03 seconds East 145.28 feet to a 12" white oak, thence South 10 degrees, 34 minutes, 19 seconds East 188.78 feet to a 8" hickory, thence South 37 degrees, 36 minutes, 58 seconds East 196.89 feet to a 5" hickory, thence South 68 degrees, 08 minutes, 39 seconds East 99.28 feet to a 6" maple, thence North 81 degrees, 51 minutes, 03 seconds East 69.22 feet to a 89" hickory, thence North 50 degrees, 59 minutes, 07 seconds East 306.34 feet to a 6" ash, thence South 28 degrees, 32 minutes, 33 seconds East 281.04 feet to a 6" white oak, thence South 21 degrees, 19 minutes, 23 second East 361.19 feet to a ½" pipe at a dead oak, thence North 60 degrees, 21 minutes, 42 seconds East 237.01 feet to a 1" pipe being a point in the boundary of a tract of land belonging to the Tennessee Land Management, LLC; Thence leaving the boundary of Huerfano and the boundary of the Tennessee Land Management, LLC South 65 degrees, 25 minutes, 45 seconds East 403.11 feet to a 1" pipe, thence South 31 degrees, 52 minutes, 20 seconds East 200.66 feet to a 4" maple, thence South 42 degrees, 46 minutes, 14 seconds East 180.06 feet to a 18" red oak, thence South 40 degrees, 24 minutes, 46 seconds East 784.03 feet to a 16" hickory, thence North 78 degrees, 57 minutes, 51 seconds East 144.22 feet to a steel post, thence South 29 degrees, 36 minutes, 41 seconds East 158.40 feet to a point in the center of Knob Creek, thence South 13 degrees, 13 minutes, 30 seconds East 62.68 feet to a point in the center of Knob Creek at the west margin of Knob Creek Road; Thence leaving the boundary of the Tennessee Land Management, LLC and with the north margin of Knob Creek Road North 73 degrees, 38 minutes 54 seconds West 96.40 feet, thence with a leftward curve of the road having a delta angle of 23 degrees, 48 minutes, 49 seconds, a radius of 284.55 feet, a length of 118.26 feet and a chord of North 85 degrees, 33 minutes, 19 seconds West 117.42 feet, thence South 82 degrees, 32 minutes, 17 seconds West 108.69 feet, thence with a rightward curve of the road having a delta angle of 12 degrees, 38 minutes, 22 seconds, a radius of 361.17 feet, a length of 79.67 feet and a chord of South 88 degrees, 51 minutes, 28 seconds West 79.51 feet, thence North 84 degrees, 49 minutes, 21 seconds West 191.77 feet, thence with a rightward curve of the road having a delta angle of 18

degrees, 48 minutes, 42 seconds, a radius of 452.75 feet, a length of 148.65 feet and a chord of North 75 degrees, 25 minutes, 00 seconds West 147.98 feet, thence North 66 degrees, 00 minutes, 39 seconds West 184.26 feet, thence with a leftward curve of the road having a delta angle of 8 degrees, 30 minutes, 9 seconds a radius of 1479.78 feet, a length of 219.59 feet and a chord of North 70 degrees, 15 minutes, 44 seconds West 219.39 feet, thence North 74 degrees, 30 minutes, 48 seconds West 222.26 feet, thence with a leftward curve of the road having a delta angle of 9 degrees, 41 minutes, 5 seconds, a radius of 885.30 feet, a length of 149.65 feet and a chord of North 79 degrees, 21 minutes, 21 seconds West 149.46 feet, thence North 84 degrees, 11 minutes, 53 seconds West 226.30 feet, thence with a leftward curve of the road having a delta angle of 24 degrees, 38 minutes, 34 seconds, a radius of 457.82 feet, a length of 196.90 feet and a chord of South 83 degrees, 28 minutes, 50 seconds West 195.39 feet, thence South 71 degrees, 09 minutes, 33 seconds West 127.82 feet, thence with a rightward curve of the road having delta angle of 21 degrees, 55 minutes, 1 seconds, a radius of 292.49 feet, a length of 111.88 feet and a chord of South 82 degrees, 07 minutes, 03 seconds West 111.20 feet, thence North 86 degrees, 55 minutes, 26 seconds West 213.05 feet, thence with a rightward curve of the road having a delta angle of 32 degrees, 24 minutes, 10 seconds, a radius of 430.22 feet, a length of 243.30 feet and a chord of North 70 degrees, 43 minutes, 21 seconds West 240.07 feet, thence North 54 degrees, 31 minutes, 17 seconds West 309.12 feet to the point of beginning, containing 57.30 acres as surveyed by Carlen J. Wiggins Jr. R.L.S. 2323, plat dated October 18, 2021.

Tract 2:

Beginning on a point in the center of Knob Creek being the southeast corner of this tract and a point in the boundary of a tract of land and a point in the boundary of a tract of land belonging to Patrick B. Willis and Diane K. Penn (Deed Book 117, Page 253; Thence leaving the center of Knob Creek and with the boundary of Willis and Penn South 84 degrees, 58 minutes, 00 seconds West 369.48 feet to a iron pin, thence South 77 degrees, 13 minutes, 11 seconds West 33.24 feet to a 6" box elder, thence South 70 degrees, 18 minutes, 29 seconds West 70.46 feet to a dead snag, thence South 53 degrees, 14 minutes, 06 seconds West 11.09 feet to a wooden post, thence south 40 degrees, 11 minutes, 51 seconds West 81.68 feet to a 14" walnut, thence South 47 degrees, 24 minutes, 49 seconds West 85.53 feet to a 12" buckeye, thence South 34 degrees, 43 minutes, 49 seconds West 343.54 feet to a dead snag, thence South 37 degrees, 57 minutes, 10 seconds West 108.95 feet to a 2" maple; thence South 43 degrees, 06 minutes, 43 seconds West 65.21 feet to a 22" hickory at a fence corner; thence North 40 degrees, 02 minutes, 07 seconds West 151.67 feet to a iron pin being a point in the boundary of a tract of land belonging to Scott Lynn (Deed Book 108, Page 768); Thence leaving the boundary of Willis and Penna nd with the boundary of Lynn North 41 degrees, 57 minutes, 25 seconds West 209.19 West 209.19 feet to a 14" white oak, thence North 67 degrees, 48 minutes, 15 seconds West 78.70 feet to a 4" hickory, thence South 78 degrees, 45 minutes, 15 seconds West 71.68 feet to a 10" hickory, thence South 69 degrees, 56 minutes, 19 seconds West 141.08 feet to a 20" hickory, thence, North 48 degrees, 28 minutes, 49 seconds West 80.39 feet to a 14" hickory, thence North 61 degrees, 44 minutes, 53 seconds West 59.00 feet to a steel post. Thence North 59 degrees, 02 minutes, 59 seconds West 239.13 feet to a steel post, thence North 74 degrees, 20 minutes, 51 seconds West 47.58 feet to a 14" hickory, thence South 67 degrees, 22 minutes, 16 seconds West 63.55 feet to a 8" hickory, thence North 75 degrees, 26 minutes, 18 seconds West 26.14 feet to a 4" dogwood, thence South 51 degrees, 37 minutes, 00 seconds West 109.30 feet to a 12" maple, thence South 63 degrees, 43 minutes, 47 seconds West 101.88 feet to a 6" maple at a fence corner being a point in the boundary of a tract of land belonging to Phillip R. and Barbara J. Jones (Deed Book 79, Page 389); Thence leaving the boundary of Lynn and with the boundary of Jones North 65 degrees, 04 minutes, 49 seconds west 13.80 feet to a steel post, thence North 34 degrees, 46 minutes, 07 seconds West 75.35 feet to a 8" hickory, thence North 33 degrees, 42 minutes, 51 seconds West 115.90 feet to a 20" maple, thence North 19 degrees, 56 minutes, 18 seconds West 27.44 feet to a 4" maple, thence North 4 degrees, 13 minutes, 49 seconds East 95.59 feet to a 16" beech, thence North 10 degrees, 00 minutes, 24 seconds East 69.43 feet to a 20" hickory, thence North 12 degrees, 00 minutes, 02 seconds East 167.01 feet to a 6" maple, thence North 14 degrees, 42 minutes, 41 seconds West 21.07 feet to a 10" maple, thence North 8 degrees, 04 minutes, 07 seconds East 13.57 feet to a 8" maple, thence North 53 degrees, 22 minutes, 12 seconds East 122.75 feet to a iron pin, thence North 9 degrees, 46 minutes, 38 seconds West 62.48 feet to w 30" walnut, thence North 7 degrees, 29 minutes, 45 seconds West 89.51 feet to a steel post on the south margin of the Knob Creek Road; thence

leaving the boundary of Jones and with the south margin of the Knob Creek Road North 71 degrees, 09 minutes, 33 seconds East 127.82 feet, thence with a rightward curve of the road having a delta angle of 24 degrees, 38 minutes, 34 seconds, a radius of 425.82 feet, a length of 183.14 feet and a chord of North 83 degrees, 28 minutes, 50 seconds East 181.74 feet, thence South 84 degrees, 11 minutes, 53 seconds East 226.30 feet, thence with a rightward curve of the road having a delta angle of 9 degrees, 41 minutes, 5 seconds, a radius of 853.30 feet, a length of 144.23 feet and a chord of South 79 degrees, 21 minutes, 21 seconds East 144.06 feet, thence South 74 degrees, 30 minutes, 48 seconds East 222.26 feet, thence with a rightward curve of the road having delta angle of 8 degrees, 30 minutes, 9 seconds, a radius of 1447.78 feet, a length of 214.84 feet and a chord of South of 70 degrees, 15 minutes, 44 seconds East 214.65 feet, thence south 66 degrees, 00 minutes, 39 seconds East 184.26 feet, thence with a leftward curve of the road having a delta angle of 18 degrees, 00 minutes, 39 seconds East 184.26 feet, thence with a leftward curve of the road having a delta angle of 18 degrees, 48 minutes, 42 seconds, a radius of 484.75 feet, a length of 159.15 feet and a chord of South 75 degrees, 25 minutes, 00 seconds East 158.44 feet, thence South 84 degrees, 49 minutes, 21 seconds East 191.77 feet, thence with a leftward curve of the road having a delta angle of 12 degrees, 38 minutes, 21 seconds East 191.77 feet, thence with a leftward curve of the road having a delta angle of 12 degrees, 38 minutes, 22 seconds, a radius of 393.17 feet, a length of 86.73 feet and a chord of North 88 degrees, 51 minutes, 28 seconds East 86.56 feet, thence North 82 degrees, 32 minutes, 17 seconds East 108.69 feet, thence with a rightward curve of the road having a delta angle of 23 degrees, 48 minutes, 49 seconds, a radius of 252.55 feet, a length of 104.96 feet and a chord of South 85 degrees, 33 minutes, 19 seconds East 104.21 feet, thence South 73 degrees, 38 minutes, 54 seconds East 39.09 feet to a 5" ailanthus, thence South 73 degrees, 38 minutes, 54 seconds East 57.31 feet to a point in the center of Knob Creek; Thence leaving the south margin of Knob Creek Road and with the center of Knob Creek South 12 degrees, 54 minutes, 45 seconds East 228.25 feet to the point of beginning, containing 30.79 acres as surveyed by Carlen J. Wiggins, Jr. R.L.S. 2323, plat dated October 18, 2021.

50 Foot Ingress and Egress Easement

The above described tract of land is burdened by a 50 foot ingress and egress easement being described as: Beginning at the point of beginning of the above described tract on a point in the center of Knob Creek, thence with the boundary or Willis and Penn South 84 degrees, 52 minutes, 00 seconds West 50.00 feet to a point, thence leaving the boundary of Willis and Penn North 12 degrees, 54 minutes, 45 seconds West 249.35 feet to a 5" ailanthus on the south margin of Knob Creek Road, Thence with the south margin of Knob Creek Road South 73 degrees, 38 minutes, 54 second East 57.31 feet to a point in the center of Knob Creek, thence with the center of Knob Creek South 12 degrees, 54 minutes, 45 seconds East 228.25 feet to the point of beginning.

MAP 055, Parcel 02.00.

THE PREVIOUS AND LAST conveyance being a **Warranty Deed** from **Ricky E. Strong to Brock D. Strong, Olivia Ann Strong and Atha A. Stinson**, recorded in record **Book 116, Page 582**, as recorded in the Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. We covenant that we are lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this the 9 day of November, 2021.

Olivia Ann Farley
Olivia Ann Farley

Atha Amanda Stinson
Atha Amanda Stinson

Brock Dillan Strong by Atha Amanda Stinson, Attorney in Fact
Brock Dillan Strong by Atha Amanda Stinson, Attorney in Fact

BK/PG: WD119/203-206	
21001745	
1 POSTAL WARRANTY DEED	
BRENDA BATCH: 22800	
12/03/2021 - 02:11:44 PM	165900.00
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	724.83
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	747.83
STATE OF TENNESSEE, CLAY COUNTY	
BRENDA BROWNING	
REGISTER OF DEEDS	

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, Cody Walker, Notary Public of this county, **Atha Amanda Stinson**, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office this 9 day of November, 2021.

Cody Walker
NOTARY PUBLIC

My Commission Expires: 11-20-23



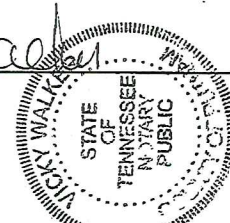
STATE OF TENNESSEE)
COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, Cody Walker, Notary Public of this county, **Olivia Ann Farley**, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office this 9 day of November, 2021.

Cody Walker
NOTARY PUBLIC

My Commission Expires: 11-20-23



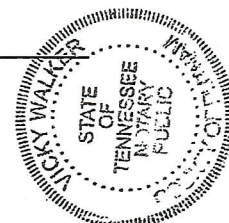
STATE OF TENNESSEE)
COUNTY OF PUTNAM)

On this 9 day of November, 2021, before me personally appeared **Atha Amanda Stinson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Brock Dillan Strong**, and acknowledged that she executed the same as the free act and deed of **Brock Dillan Strong**.

Witness my hand, at office this 9 day of November, 2021.

Cody Walker
NOTARY PUBLIC

My Commission Expires: 11-20-23



STATE OF TENNESSEE)
COUNTY OF PUTNAM)

The actual consideration or value, whichever is greater, for this transfer is \$195,900.00.

Jason Doyle
AFFIANT

Subscribed and sworn to before me, this the 9 day of November, 2021.

Cody Walker
NOTARY PUBLIC

My Commission Expires: 11-20-23

