

Filed By
FIDELITY NATIONAL TITLE

FA125004470

BK/PG: WD130/251-254

25001533

4 PGS:AL-WARRANTY DEED

BRENDA BATCH: 29284

12/19/2025 - 02:50:06 PM

VALUE 215000.00

MORTGAGE TAX 0.00

TRANSFER TAX 795.50

RECORDING FEE 20.00

DP FEE 2.00

REGISTER'S FEE 1.00

TOTAL AMOUNT 818.50

STATE OF TENNESSEE, CLAY COUNTY

BRENDA BROWNING

REGISTER OF DEEDS

This Instrument Prepared By:

REGINALD HARRION TN Bar No. 040700

o/b/o BC LAW FIRM, P.A.

1803 S. KANNER HWY

STUART, FL 34994

SPECIAL WARRANTY DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
SCOUT LAND GROUP, LLC	SCOUT LAND GROUP, LLC	055 02704 000
1016 WOODLAND ST	1016 WOODLAND ST	
HOUSTON, TX 77009	HOUSTON, TX 77009	

This Deed executed this 9 day of December 2025 for and in consideration of Two Hundred Fifteen Thousand and 88/100 Dollars (\$215,888.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **CHARLES PREWITT AND WIFE, CYNTHIA PREWITT**, has/have this day bargained and sold, and do hereby transfer and convey unto the said **SCOUT LAND GROUP, LLC**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **CLAY** County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Charles Prewitt and wife, Cynthia Prewitt by Deed dated 10/05/2006 and recorded on 10/05/2006, as Instrument No., 06001347 in the Office of the Recorder of Deeds in and for **CLAY** County, Tennessee.

Property known as: **8 CHERRY LANE, CELINA, TN 38551.**

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully

TRANSFERRED
MAP 55 G CM P 27.04
ANGIE EADS
ASSESSOR OF PROPERTY APPROVED

seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantors this 9th day of December, 2025.

Charles Prewitt
CHARLES PREWITT

Cynthia Prewitt
CYNTHIA PREWITT

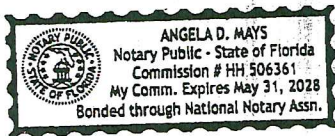
STATE OF Florida)
COUNTY OF Pine Hills)

SS.

On this 9th day of December, 2025, before me personally appeared **CHARLES PREWITT AND CYNTHIA PREWITT**, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

{Seal}

Angela D. Mays
Notary Public
My Commission Expires: 5/31/2028



OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 215,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles Smith
Affiant

Subscribed and sworn to before me this the 9th day of December, 2025.

Angela D. Mays
Notary Public
My commission expires: 5/31/2028

SEAL

Name and address for person(s) responsible for taxes:
SCOUT LAND GROUP, LLC
1016 WOODLAND ST
HOUSTON, TX 77009

Name and Address of property owner:
SCOUT LAND GROUP, LLC
1016 WOODLAND ST
HOUSTON, TX 77009

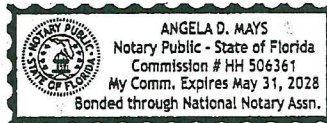


EXHIBIT "A"
Legal Description

TRACT NO. 1

Being Tract No. 3 and No. 4, the plat of which is recorded in Plat Book 1, Page 106, in the Register's Office at Celina, Tennessee, and which plat is incorporated herein and made a part hereof by reference for a full and complete description of said Tract, and which Plat was prepared by Carlen J. Wiggins, a Tennessee registered land surveyor, License No. 70, whose address is Wiggins Land Surveying & Drafting Company, Box 191, Gainesboro, Tennessee 38562.

And being the same property conveyed to Michael Murphy by Warranty Deed from Jessie Lee Copeland and wife, Jewell Copeland and Larry Savage and wife, Judy Savage, dated 10-5-06, and recorded in Warranty Deed Book 87, pages 409-411, Register's Office of Clay County, Tennessee.

TRACT NO. 2

Being Tract No. 7, the plat of which is recorded in Plat Book 1, Page 106, in the Register's Office at Celina, Tennessee, and which plat is incorporated herein and made a part hereof by reference for a full and complete description of said Tract, and

which Plat was prepared by Carlen J. Wiggins, a Tennessee registered land surveyor, License No. 70, whose address is Wiggins Land Surveying & Drafting Company, Box 191, Gainesboro, Tennessee 38562.