

For and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, **DH DEVELOPMENT, LLC, a Colorado limited liability company**, has this day bargained and sold and by these presents does hereby bargain, sell, transfer, and convey unto **DALE ANTHONY SILVA**, his heirs and assigns, the following described tract of land, lying and being in the FIRST CIVIL DISTRICT of Fentress County, Tennessee, described as follows:

Map 73, Portion of Parcel 1.00

Map 84, Portion of Parcel 20.00

Being **Lot 62 of Sawyer's Ridge, Phase II**, a plat of which is of record at Plat Book 8, page 53, Register's Office, Fentress County, Tennessee.

Being the same property acquired by DH Development, LLC, by virtue of a deed dated January 8, 2021, from DH Timberland, LLC, of record at Book 331, page 317, Register's Office, Fentress County, Tennessee.

This conveyance is made subject, however, to Declaration of Covenants and Restrictions as recited of record at Book 327, page 307, Register's Office, Fentress County, Tennessee; Supplemental Declaration of Covenants and Restrictions as recited of record at Book 331, page 776, said Register's Office; and to such easements, conditions, and other matters shown on the plat of Finn's Retreat of record at Plat Book 8, page 41, said Register's Office.

To have and to hold the above described tract or parcel of land unto the grantee herein named, his heirs and assigns, in fee simple, forever.

Grantor covenants with the grantee herein named, his heirs and assigns, that it is lawfully seized and possessed of said land; has a good and lawful right to convey the same; it is free and unencumbered, except as herein set out; and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and Grantor binds its successors, assigns, and representatives by the above covenants.

This instrument prepared by:

LOONEY & CHADWELL TITLE SERVICES

156 Rector Avenue, Crossville, Tennessee 38555

C3: B/Sawyer's Ridge/DH Development to Silva (Lot 62 Ph II)

173 1.64
MAP GP CTL/MAP PARCEL
N/C SPLIT COMB

MELYNDA SULLIVAN
ASSESSOR OF PROPERTY
FENTRESS COUNTY
JAMESTOWN, TN 38556

EXECUTED this 12 day of May, 2021.

DH DEVELOPMENT, LLC

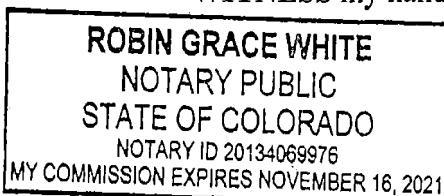
By: 

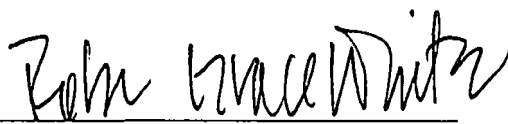
Its: Authorized Representative

State of Colorado)
County of Denver)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Aaron M Patzun, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative of **DH Development, LLC, a Colorado limited liability company**, and that he as such Authorized Representative, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Authorized Representative.

WITNESS my hand and seal this 12 day of May, 2021.




NOTARY PUBLIC

My commission expires: 11/16/21

The name and address of a property owner is:

Dale Anthony Silva
17162 State Route 8
McMinnville, TN 37110-6692

The name and address of the person or entity responsible for payment of real property taxes is:

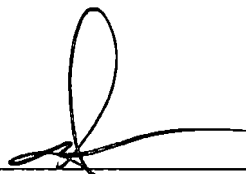
SAME

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or missions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.

AFFIDAVIT OF CONSIDERATION

State of Colorado)
)
County of Denver)

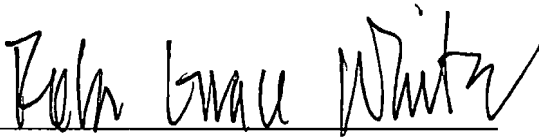
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$39,900.00, which amount is equal to or greater than the amount which property transferred would command at a fair, voluntary sale.



Affiant

Subscribed and sworn to before me this 12 day of May, 2021.

ROBIN GRACE WHITE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134069976
MY COMMISSION EXPIRES NOVEMBER 16, 2021



NOTARY PUBLIC

My commission expires: 11/16/21

BK/PG: 339/881-883	
21001962	
	3 PGS:AL-DEED
	AWRIGHT BATCH: 52642 05/20/2021 - 10:12:28 AM
	VALUE 39900.00
	MORTGAGE TAX 0.00
	TRANSFER TAX 147.63
	RECORDING FEE 15.00
	ARCHIVE FEE 0.00
	DP FEE 2.00
	REGISTER'S FEE 1.00
	TOTAL AMOUNT 165.63
STATE OF TENNESSEE, FENTRESS COUNTY	
TRISH SLAVEN	
REGISTER OF DEEDS	