

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.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Norman Landon Neal Trobaugh  
City: Celina  
Map: \_\_\_\_\_ Parcel: \_\_\_\_\_

Address: 1101 Mitchell St  
State: TN Zip: 38551

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, I, MIKE MCCLAIN, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto NORMAN LANDON NEAL TROBAUGH, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Situate, lying and being the 3rd Civil District of said County and State, near Neely's Cross Roads and on the head waters of Horse Creek, and bounded as follows, to-wit:

Bounded on the North by the lands of Walter Davis; bounded South by other lands now owned by A. L. Smith; bounded East by the United State Government Dale Hollow Dam Reservoir, and bounded West by State Highway No. 52.

And being the same lands conveyed to Mike McClain from Kayla Barger by warranty deed dated May 24, 2019, and recorded in Deed Book 111, pages 759-760, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

TRANSFERRED  
MAP 004 G CM P 010.00  
ANGIE EADS  
ASSESSOR OF PROPERTY APPROVED

This Instrument Prepared By:  
Julie E. Officer, Attorney at Law  
109 South Court Square,  
Livingston, TN 38570

Owner and Tax Responsibility:  
Norman Landon Neal Trobaugh  
110 Mitchell St  
Celina TN 38551

This Deed is prepared without the  
benefit of a new survey or title opinion,  
and upon information provided solely  
by the Grantor.

BK/PG: WD126/302-306

24000778

5 PGS:AL-WARRANTY DEED	
JENNY BATCH: 27002	
07/26/2024 - 03:38:10 PM	
VALUE	5000.00
MORTGAGE TAX	0.00
TRANSFER TAX	18.50
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	46.50

STATE OF TENNESSEE, CLAY COUNTY  
BRENDA BROWNING  
REGISTER OF DEEDS

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid by the GRANTEES, plus other valuable consideration, the receipt of which is acknowledged, I, **GARY D. FENDER**, surviving spouse of **Nancy A. Fender**, hereinafter referred to as the GRANTORS, have this day bargained and sold and by these presents do transfer and convey unto **NORMAN LANDON NEAL TROBAUGH**, hereinafter referred to as the GRANTEE, his heirs, successors or assigns, a certain tract or parcel of land lying and being in the 3rd Civil District of Clay County, Tennessee, and being more particularly described as follows:

Bounded on the North by the lands of the U. S. Government, being the Dale Hollow Lake Lands; Bounded on the South by Martin Ridge; Bounded on the East by the lands of Cordell Goodpasture and U. S. Government; and bounded on the West by the lands of Clark Heirs, J. P. Morris, and containing 94 acres, more or less.

There is Excluded from the above that certain tract or parcel of land reserved by the Grantor Maxie Keen, and not herein conveyed, and which tract or parcel of land is more particularly described as follows:

BEGINNING on the Northeast side of Old Highway 52, a corner to Maxie Keen; thence Northwardly a straight line approximately 160 feet to a poplar, thence continuing Northwardly likewise a straight line approximately 375 feet to a hickory in the line of Winnie Johnson; thence Southwardly with the line of Winnie Johnson to the line of Maxie Keen; thence continuing Southwardly with the line of Maxie



Keen to the beginning corner.

And being part of the same property conveyed to Jack Huddleston and wife Ina Huddleston and Billy Westmoreland, a single person, by Warranty Deed from Maxie Keen and wife, Billie Keen, dated December 3, 1970, and recorded in Deed Book 20, pages 74, Register's Office of Clay County, Tennessee.

INCLUDED in the above description but EXCLUDED from this conveyance is the following prior conveyances made by Jack Huddleston and wife, Ina Ruth Huddleston and Billy Westmoreland:

1. Warranty Deed to Roy M. White and wife, Helen White, dated 3-1971, recorded in WD Book 20, page 309-311, ROCCT.
2. Warranty Deed to Elbert Ray Allred and Carol Allred, dated 5-5-1971, recorded in WD Book 20, page 490-491, ROCCT.
3. Warranty Deed to Donald Gene Pealer, dated 4-16-1971, recorded in WD Book 20, page 552-554, ROCCT.
4. Warrant Deed to Maurice L. Rader and wife, Hameta M. Rader, dated 7-2-1971, recorded in WD Book 21, pages 314, ROCCT.
5. Warranty Deed to Donald Sickles and wife, Nora K. Sickles, dated 7-22-1971, recorded in WD Book 22, page 41, ROCCT.
6. Warranty Deed to Jack Huddleston, dated 9-14-1971, recorded in WD Book 22, pages 66-67, ROCCT.
7. Warranty Deed to Fred Huffines and wife, Susie Huffines, dated 11-3-1971, recorded in WD Book 22, page 275, ROCCT.
8. Warrant Deed to Ken Miles and wife, Geraldine Miles, dated 11-3-1971, recorded in WD Book 22, page 281, ROCCT.
9. Warranty Deed to Roy M. White and Helen White, dated 3-1971, recorded in WD Book 22, page 309, ROCCT.
10. Warranty Deed to Kearney Leggett and wife, Marguerite Leggett, dated 11-9-1971, recorded in WD Book 22, pages 344, ROCCT. Deed of Correction to Kearney C. Leggett Jr. And Marguerite E. Leggett, dated 10-11-1972, recorded in WD Book 24, page 24, page 77, ROCCT.
11. Warranty Deed to Dean R. Russell and wife, Jo Anne Russell, dated 11-29-1971, recorded in WD Book 22, page 346, ROCCT.
12. Warranty Deed to Donald Gene Pealer, dated 4-16-1971, recorded in WD Book 22, page 552, ROCCT.
13. Warranty Deed to Billy Westmoreland, dated 11-9-1971, recorded in WD Book 22, pages 559, ROCCT.
14. Warranty Deed to G. Richard Stallman and wife, Cecelia A. Stallman, dated 8-27-1971, recorded in WD Book 23, pages 32, ROCCT.
15. Warranty Deed to Newton M. Myers and wife, Ada Alice Myers, dated 11-9-1971, recorded in WD Book 23, pages 339-340, ROCCT.
16. Warranty Deed to Phillip Roy Edwards and wife, Diana Lynn Edwards, dated

- 8-14-1972, recorded in WD Book 23, pages 495, ROCCT.
17. Warranty Deed to Barbara T. Sherill, dated 8-26-1972, recorded in WD Book 24, page 52-53, ROCCT.
  18. Warranty Deed to Lonzo M. Ralph and wife, Barbara S. Ralph, dated 12-20-1972, recorded in WD Book 24, page 260, ROCCT.
  19. Warranty Deed to Verlie A. Crouch and wife, Judith A. Crouch, dated 7-19-1976, recorded in WD Book 25, page 334-335, ROCCT.
  20. Warranty Deed to A. L. Johnson and wife, Mona Johnson, dated 9-5-1973, recorded in WD Book 26, page 63-64, ROCCT.
  21. Warranty Deed to Richard Winston Crane et ux Sylvia Ann Crane, dated 7-26-74, recorded in WD Book 27, page 378-379, ROCCT.
  22. Warranty Deed to Thomas J. Parish and wife, Vlasta M. Parish, dated 11-3-1975, recorded in WD Book 32, page 217-218, ROCCT.
  23. Warranty Deed to Cleston Robbins and Judy Copeland, dated 12-22-1977, recorded in WD Book 34, page 336-337, ROCCT.
  24. Warranty Deed to Thomas J. Parish and wife, Vlasta M. Parish, dated 8-30-1979, recorded in WD Book 38, page 424-425, ROCCT.
  25. Warranty Deed to W. Stephen Chapin and wife, Janice A. Chapin and John E. Kidd, Jr., and wife, Constance E. Kidd, dated 11-26-1978, recorded in WD Book 39, page 716-717, ROCCT.
  26. Warranty Deed to Thomas J. Parish and wife, Vlasta M. Parish, dated 11-26-1980, recorded in WD Book 40, page 532-533, ROCCT.
  27. Warranty Deed to Clifford Smith and wife, Barbara O. Smith, dated 11-3-1975, recorded in WD Book 40, page 534, ROCCT.
  28. Warranty Deed to Howard Paige Perrine and wife, Betty Geraldine Perrine, dated 10-7-1983, recorded in WD Book 43, page 563, ROCCT.
  29. Warranty Deed to Charles E. Cobb and wife, Carolyn Cobb, dated 12-22-1977, recorded in WD Book 45, page 302, ROCCT.
  30. Warranty Deed to W. Stephen Chapin and wife, Janice A. Chapin, dated 11-6-1987, recorded in WD Book 48, page 488, ROCCT.
  31. Warranty Deed to Samuel V. Graves, dated 2001, recorded 5-25-2001 in WD Book 75, pages 171-172, ROCCT.

The previous and last conveyance being a Warranty Deed from Jack Huddleston et ux, Ina Huddleston and Jane Westmoreland, Executrix of the Estate of Billy Westmoreland, who died testate on September 30, 2002, to Gary D. Fender et ux Nancy A. Fender in WD 80, Pages 502-505, in the Register's Office, Clay County, Tennessee.

Clay County Tax Map 64, Parcel 9.32.

*TO HAVE AND TO HOLD* the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors or assigns, forever.



And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs, successors or assigns, against the lawful claims of all persons whomsoever.

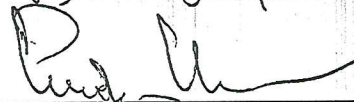
WITNESS our hand this the 25 day of July, 2024.

  
GARY D. FENDER

STATE OF TENNESSEE  
COUNTY OF OVERTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY D. FENDER, surviving spouse of NANCY A. FENDER, the Grantor, with whom I am personally acquainted, or who provided proof of identity, and who acknowledged that they executed the within instrument for the purposes therein contained:

WITNESS my hand and official seal at office on this the 25 day of July, 2024.

  
Notary Public

My Comm. Exp. 12-13-2027



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I, or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 5,000, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Norman Landon Neal  
Affiant

Sworn to and subscribed to before me on this the 26<sup>th</sup> day of July, 2024.

Brenda L. Brown  
Notary Public

My Comm. Exp. 8-31-2026



(Deeds/Trobaugh, Norman Landon Neal from Fender Gary D. & Nancy WD 7-2424)