

22000705



4 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 23670	
05/19/2022 - 01:59:14 PM	
VALUE	32000.00
MORTGAGE TAX	0.00
TRANSFER TAX	118.40
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	141.40

This instrument prepared by:
Christopher Cantrell, Attorney At Law
 1095 South Walnut Avenue
 Ste C.
 Cookeville, TN 38501
 (931) 854-9377
 2022-21872-2/

above for recording information

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING

WARRANTY DEED

THIS DEED, made and entered into as of **May 12, 2022** by and between **Brad Anthony Schmidt, an unmarried man** hereinafter known as the Party of the First Part, and, **Michael McClain, a married man**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Tax ID#: Map 063, Parcel 003.04

SITUATED, LYING AND BEING in the FOURTH (4th) Civil District of Clay County, Tennessee and being more particularly described as follows:

TRACT NO. 1:

BEGINNING on a Hickory on the East side of an old road, a corner with Frey and a point in the Meadows line; thence running with the Meadows' line as follows: North 15 degrees 00' West 492 feet to a beech in a drain, North 60 degrees 55' West 125 feet to a stone and North 03 degrees 57' East 234 feet to a poplar on the North side of a drain, a corner with Ballal and a point in the Meadows' line; thence running with the center of said drain and the Ballal line as follows: South 66 degrees 05' East 176 feet, South 68 degrees 05' East 220 feet, South 66 degrees 43' East 151 feet, South 86 degrees 26' East 215 feet, North 87 degrees 53' East 125 feet North 71 degrees 06' East 240 feet and South 73 degrees 12' East 281 feet to the intersection of two drains, a corner with Ballinger and a point in the Ballal line; thence running with the Ballinger line and said drain as follows: South 12 degrees 10' East 279 feet, South 05 degrees 27' West 139 feet, South 32 degrees 41' West 112 feet, South 52 degrees 45' West 200 feet, South 73 degrees 37' West 196 feet to a triple Chestnut Oak on the East side of a log road, North 77 degrees 53' West 133 feet to a Maple at the Head of a drain, and South 12 degrees 27' West 220 feet to the intersection of two drains, a corner with Ballinger and a point in the Frey line; thence running with the Frey line as follows: North 57 degrees 24' West 295 feet to a small Maple and North 63 degrees 00' West 373 feet to the beginning, containing 20.1 acres, more or less.

TRACT NO. 2:

BEGINNING on a Hickory tree being a common corner of Cecelia Schmidt and Mike McClain, also being in the eastern line of Watkins (60,44). Thence with the southern line of Schmidt S61 degrees 47' 49" E 172.503 feet to a stake. Thence severing the lands of McClain N89 degrees 54' 22" W 25.452 feet to a Maple. Thence N43 DEGREES 14' 56" W 111.756 feet to the point of beginning containing 0.070 acres more or less as surveyed by Timothy L. Goad R.L.S. #1748.

MAP 63 TRANSFERRED
 G CM P 3.04
 ANGIE EADS
 ASSESSOR OF PROPERTY APPROVED

Bearing based on the north boundary of McClain.

INCLUDED in the above description but expressly excluded from this conveyance is that tract of land described as:

Beginning on a ½" iron pin and cap set this survey in the southern line of Schmidt and reference to a 16" hickory at Her southwest corner at North 61°47'49" West, a distance of 260.00 feet; thence severing the lands of Schmidt North 53°34'03" East, a distance of 141.78 feet; to a ½" iron pin and cap set this survey; thence North 76°55'10 East, a distance of 59.09 feet; to a ½" iron pin and cap set this survey; thence North 09°53'17" East, a distance of 540.00 feet; to a ½" iron pin and cap set this survey in the hollow and the northern line of Schmidt; thence down the hollow, North 84°45'08" East, a distance of 110.55 feet; thence North 78°24'26" East, a distance of 244.83 feet; thence South 77°34'13" East, a distance of 300.83 feet; to a small Maple at the intersection of the hollow and a drain from the south; thence up the drain, South 08°34'06" East, a distance of 288.01 feet; thence South 09°35'25" West, a distance of 144.88 feet; thence South 33°37'58" West, a distance of 77.50 feet; thence South 52°29'38" West, a distance of 109.38 feet; thence South 56°36'39" West, a distance of 115.25; thence South 77°39'52" West, a distance of 118.52 feet; thence South 76°00'31" West, a distance of 72.81 feet; to a chestnut oak (found) thence North 75°22'08" West, a distance of 129.54 feet; to a maple at the head of a drain; thence South 08°04'14" West, a distance of 186.75 feet; to the intersection of the drain and a hollow; thence North 62°02'08" West, a distance of 303.52 feet; to a marker maple tree (found); thence North 61°47'49" West, a distance of 107.62 feet to the Point of Beginning. Containing 11.61 ACRES, more or less. As surveyed by Timothy L. Goad R.L.S. #1748 on 08/06/2001.. Bearings are based on a magnetic north reading taken on the property.

NOTE: No boundary survey was made at the time of this conveyance and the legal description is the same as the prior deed of record.

Being a portion of the same property conveyed to Cecelia A. Schmidt, reserving a life estate and Brad Anthony Schmidt and Brian Edward Schmidt by Warranty Deed dated July 2, 2001 from Cecelia A. Schmidt, recorded July 2, 2001, in Book 75, Page 274, in the Official Records of Clay County, Tennessee. The said Brian Edward Schmidt having died on 02/18/2022. The said Cecelia A. Schmidt having died on 06/06/2005.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2022 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTOR(S):

* *Brad Anthony Schmidt*
Brad Anthony Schmidt

STATE OF MICHIGAN
COUNTY OF Muskegon

On this 11 day of May, 2022, before me personally appeared **Brad Anthony Schmidt**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of May, 2022.

My commission expires:
11-13-2028

Kristy M. Miles
Notary Signature

STATE OF TENNESSEE
COUNTY OF PUTNAM

KRISTY M. MILES
Notary Public, Muskegon County Michigan
My Commission Expires 11/13/2028
Acting in Muskegon County

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$32,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

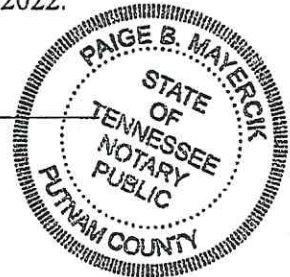
Witness my hand, at office, this 12th day of May, 2022.

Michele Nelson
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 12th day of May, 2022.

My commission expires:
10-18-2022

Paige B. Mays
Notary Public

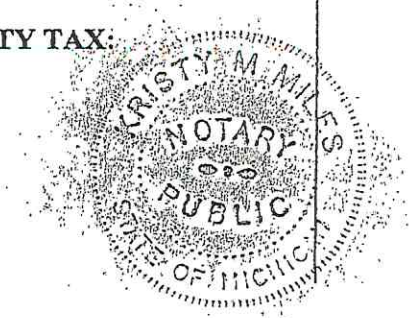


NAME AND ADDRESS OF PROPERTY OWNER:

Michael McClain
P.O. Box 446
Celina, TN, 38551

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:

Same as owner



I HEREBY CERTIFY this to be a true and correct copy of the original on file with the office of COUNTY CLERK. This Certified Copy VALID Only When SEAL and RED SIGNATURE Are Affixed.

Harry A. Waters

MUSKEGON COUNTY CLERK
STATE FILE NUMBER

019058

STATE OF MICHIGAN
DEPARTMENT OF HEALTH AND HUMAN SERVICES
CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last) Brian Edward Schmidt		2. DATE OF BIRTH April 04, 1961	3. SEX Male	4. DATE OF DEATH February 18, 2022	
5. NAME AT BIRTH OR OTHER NAME USED FOR PERSONAL BUSINESS		5a. AGE - Last Birthday (Years) 60	6b. UNDER 1 YEAR MONTHS	6c. UNDER 1 DAY DAYS HOURS MINUTES	
7a. LOCATION OF DEATH		7b. CITY, VILLAGE OR TOWNSHIP OF DEATH Dalton Twp		7c. COUNTY OF DEATH Muskegon	
8a. CURRENT RESIDENCE - STATE Michigan		8b. COUNTY Muskegon	8c. LOCALITY Dalton Twp	8d. STREET AND NUMBER 869 West Michillinda Road	
8e. ZIP CODE 49445	9. BIRTH PLACE Akron, Ohio	10. SOCIAL SECURITY NUMBER	11. DECEDENT'S EDUCATION Some College		
12. RACE White	13a. ANCESTRY Irish, German	13b. HISPANIC ORIGIN No	14. EVER IN THE U.S. ARMED FORCES? No		
15. USUAL OCCUPATION General Laborer		16. KIND OF BUSINESS OR INDUSTRY Clothing Manufacturing	17. MARITAL STATUS Divorced	18. NAME OF SURVIVING SPOUSE (If wife, give name before first married)	
19. FATHER'S NAME (First, Middle, Last) Roger Schmidt		20. MOTHER'S NAME BEFORE FIRST MARRIED (First, Middle, Last) Cecelia McAlonan			
21a. INFORMANT'S NAME Brad Schmidt		21b. RELATIONSHIP TO DECEDENT Brother	21c. MAILING ADDRESS 896 W. Michillinda Road, Muskegon, Michigan 49445		
22. METHOD OF DISPOSITION Cremation		23a. PLACE OF DISPOSITION Lake Michigan Crematory	23b. LOCATION - City or Village, State Holland Twp, Michigan		
24. SIGNATURE OF MORTUARY SCIENCE LICENSEE Cameron R. Gowell		25. LICENSE NUMBER 4501007643	26. NAME AND ADDRESS OF FUNERAL FACILITY Ever Rest Funeral Home and Chapel, 1783 E. Keating Avenue, Muskegon, Michigan 49442		
27a. CERTIFIER <input checked="" type="checkbox"/> Certifying Physician (To the best of my knowledge, death occurred due to the reported cause of death.) <input type="checkbox"/> Medical Examiner (On the basis of examination, under investigation, or by epidemic, death occurred at the time, date, and place, and also in the cause) and manner stated. Michael DeWeerd, MD		27b. DATE SIGNED February 21, 2022	27c. LICENSE NUMBER 4301072126	28a. ACTUAL OR PRESUMED TIME OF DEATH Unknown	28b. PRONOUNCED DEAD ON February 18, 2022
29. MEDICAL EXAMINER CONTACTED Yes		30. PLACE OF DEATH Home	31. IF HOSPITAL		
32. MEDICAL EXAMINER'S CASE NUMBER 021822TW133MC		33. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER			
34. NAME AND ADDRESS OF CERTIFYING PHYSICIAN Michael DeWeerd, MD, 230 W. Oak St., Fremont, Michigan 49412		35. REGISTRAR'S SIGNATURE <i>Harry A. Waters</i>			
35a. REGISTRAR'S SIGNATURE		35b. DATE FILED March 01, 2022			
36. PART I. ENTER the cause of death - External, Internal or unspecified - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing the cause by which they were caused on this line. If unclear, use an underlying or contributing cause of death to be used to extend diagnosis in either Part I or Part II of the cause of death section. IMMEDIATE CAUSE (Final illness or condition resulting in death) Ultimately (or) directly leading to the death Underlying Cause (All other injuries that included the events resulting in death) PART II - OTHER SIGNIFICANT CONDITIONS contributing to death but not resulting in the underlying cause. Given in Part I				Approximate Interval Between Onset and Death	
Unspecified Neurocognitive Disorder with Behavioral Disturbance				4 Years	
DUE TO (OR AS A CONSEQUENCE OF)					
DUE TO (OR AS A CONSEQUENCE OF)					
DUE TO (OR AS A CONSEQUENCE OF)					
PART II - OTHER SIGNIFICANT CONDITIONS contributing to death but not resulting in the underlying cause. Given in Part I Alcoholism					
37. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		38. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Unknown if pregnant within the past year <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death			
39. MANNER OF DEATH Natural	40a. WAS AN AUTOPSY PERFORMED? No	40b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE OF DEATH? Not Applicable			
41a. DATE OF INJURY	41b. TIME OF INJURY	41c. DESCRIBE HOW INJURY OCCURRED			
41d. INJURY AT WORK	41e. PLACE OF INJURY	41f. IF TRANSPORTATION INJURY	41g. LOCATION		

SP04728295

VRHDS11 (12/12) Authority: MCL 333.2852

D2022-00445 DC
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 Harry A. Waters, County Clerk, Muskegon County, MI