

THIS INSTRUMENT PREPARED BY:

James L. Grillot, Attorney

1215 Chatam Ridge Lane

Knoxville, TN 37932

AFTER RECORDING RETURN TO:

BridgeTrust Title Group
4400 Harding Road, Suite 300
Nashville, TN 37205

Address New Owner(s)

Jerry D. Aiken and Annice K. Aiken
340 Christian Community Road
Livingston, TN 38570

Send Tax Bills To:

Jerry D. Aiken and Annice K. Aiken, husband and wife
340 Christian Community Road
Livingston, TN 38570

Map & Parcel Nos.:

070 02711 000

WARRANTY DEED

THIS INDENTURE, made and entered into this **3rd day of May, 2012**, by and between **Jason R. Seyer and wife, Heather M. Seyer**, party of the first part, and **Jerry D. Aiken and Annice K. Aiken, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$135,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Overton, State of Tennessee:

Beginning at a rock, being the Bower's Northeast corner, thence with Bowers and a fence North 72 degrees 34 minutes West 362.07 feet to an iron pin, being a corner of Zimmerman; thence with Zimmerman and a fence North 06 degrees 55 minutes East 364.80 feet to a fence corner; thence South 77 degrees 14 minutes East 396.54 feet to an iron pin; thence South 36 degrees 58 minutes East 125.95 feet to an iron pin; thence North 58 degrees 14 minutes East 41.12 feet to an iron pin; thence South 84 degrees 15 minutes East passing an iron pin at 305.25 feet in the West margin of a county road, in all a total distance of 321.42 feet to the center of said county road; thence with the center of a county road South 05 degrees 03 minutes East 197.48 feet; thence South 08 degrees 57 minutes East 5.25 feet; thence South 08 degrees 57 minutes East 112.49 feet; thence around a curve an arc distance of 28.16 feet (Delta-48 degrees 47 minutes 52 seconds, radius- 33.01 feet); thence South 39 degrees 51 minutes West 67.07 feet; thence around a curve an arc distance of 56.28 feet (Delta-49 degrees 07 minutes 49 seconds, Radius-65.63 feet); thence South 09 degrees 17 minutes East 258.26 feet; thence South 08 degrees 23 minutes East 233.68 feet; thence South 01 degrees 28 minutes West 39.87 feet; thence South 10 degrees 42 minutes West 39.75 feet; thence crossing the road and severing the land of the Christian Community South 87 degrees 50 minutes West passing an iron pin at 15.30 feet in the West margin of a county road, in all a total distance of 121.09 feet to an iron pin; thence continuing to sever the land of The Christian Community North 77 degrees 41 minutes West 268.85 feet to the center of Cleek Branch; thence with the center of Cleek Branch North 25 degrees 05 minutes East 115.56; thence North 04 degrees 43 minutes East 41.62; thence North 13 degrees 58 minutes West 70.32; thence North 31 degrees 20 minutes East 48.21 feet; thence North 28 degrees 41 minutes West 80.57 feet; thence North 37 degrees 21 minutes East 90.46 feet; thence North 19 degrees 12 minutes East 58.15 feet; thence North 46 degrees 54 minutes West 31.91 feet; thence North 13 degrees 57 minutes east 122.05 feet; thence leaving said creek North 71 degrees 18 minutes West passing an iron pin at 12.59 feet, in all a total distance of 295.58 feet to the beginning.

Being the same property conveyed to Jason R. Seyer and wife, Heather M. Seyer, from Richard A. Miller and wife, April Dawn Miller, by Warranty Deed dated December 10, 2010, recorded on December 10, 2010, in Record Book 88, Page 416, in the Register of Deeds for Overton County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

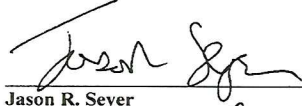
THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION

OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

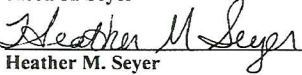
And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.



Jason R. Seyer



Heather M. Seyer

STATE OF TENNESSEE, COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason R. Seyer and wife, Heather M. Seyer**, the within named parties of the first part, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this **3rd day of May, 2012**.

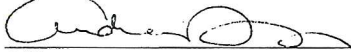

Notary Public

My commission expires: 3/3/2014

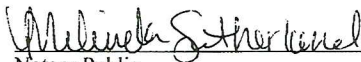


STATE OF TENNESSEE, COUNTY OF Putnam

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **\$135,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.


Affiant

Subscribed and sworn to before me, this **3rd day of May, 2012**.


Notary Public

My commission expires: 3/3/2014



PROPERTY ADDRESS:
340 Christian Community Road
Livingston, TN 38570
CS187000697

Franklin D. "Peck" Smith, Register
Overton County

Rec #: 22812	Instrument #: 31315
Rec'd: 10.00	Recorded
State: 499.50	5/4/2012 at 9:50 AM
Clerk: 1.00	in Record Book
EDF: 2.00	106
Total: 512.50	Fee 575-576

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

Owner and Tax Responsibility:

Annice Aiken
340 Christian Comm. Rd.
Livingston, TN 38570

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid by the GRANTEE, plus other valuable consideration, the receipt of which is acknowledged, we, SARABETH BEETON et vir ANDREW BEETON, hereinafter referred to as the GRANTORS, have this day bargained and sold and by these presents do transfer and convey unto ANNICE AIKEN, hereinafter referred to as the GRANTEE, her heirs, successors or assigns, a certain tract or parcel of land lying and being in the 2nd Civil District of Overton County, Tennessee, more particularly described as follows:

As the property assessed in the name, LEONEL ATENCIO, and being Tax Map 70, Parcel 27.38 being 2.57 deed acres, and being of record in Deed Book 62, page 564, in the Register's Office, Overton County, Tennessee. For the tax years 2016, 2019, and 2021, total amount of taxes due \$1,150.98, and the amount being paid by KENNITH LINDER, \$6,900.00.

And further described in Record Book 62, Page 564, Warranty Deed from Angel Segura to Leonel Atencio recorded February 19, 2009, in the Register's Office, Overton County, Tennessee, as follows:

Beginning at a 3/8" rebar found in the west right-of-way of Christian Community Road, said point being the southeast corner of the lands of Baker (292/621) and the northeast corner of the property described herein; thence, leaving Baker and running with said right-of-way for three (3) calls as follows: S 10° 56' 56" W 51.79' to a 1/2" rebar set, S 06° 10' 05" E 182.09' to a 1/2" rebar set, S 02° 31' 23" E 150.67' to a 3/8" rebar found, said point being the northeast corner of the lands of Miller (315/421) and the southeast corner of the property described herein; thence, leaving said right-of-way and running with the north line of Miller for three (3) calls as follows: N82° 36' 24" W 305.25' to a 1/2" rebar set, S 59° 44' 45" W 41.12' to a 3/8" rebar found, N 35° 20' 54" W 125.94' to a 3/8" rebar found, said point being the southernmost corner

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MAP 70 CP PARCEL 27.38
N/C SPLIT
CARA BOONE
ASSESSOR OF PROPERTY
OVERTON COUNTY
LIVINGSTON, TN 38570

of the lands of Baker (293/621) and the westernmost corner of the property described herein; thence, leaving Miller and running with the south line of Baker for two (2) calls as follows: N 44° 14' 35" E 458.45' to a 3/8" rebar found, S 48° 03' 03" E 100.68' to the point of beginning and containing 2.574 acres by survey. Actual field survey performed by Ronald G. Taylor, R.L.S. #2123. Clinton Surveying Services, LLC, 380 South Lowe Avenue, Suite 6, Cookeville, Tennessee on May 27, 2006.

The previous and last conveyance being a Warranty Deed from Kennith Linder to Sarabeth Beeton et vir Andrew D. Beeton, of record in Record Book 308, Page 983, in the Register's Office, Overton County, Tennessee.

Subject to Deed of Easement and Water Rights from Margaret Bowers Brown, Gilbert Bowers, Keith Bowers, Judy Bowers Livingston, Alane Bowers Koczwarra, being all the heirs at law of Auda Murphy Bowers, deceased, to Judy Bowers Livingston of record in Warranty Deed Book 183, Page 242, in the Register's Office, Overton County, Tennessee.

Subject to a 150' T.V.A. Power Line Easment and a county road exclusion of record in Warranty Deed Book 294, Page 87, in the Register's Office, Overton County, Tennessee.

Overton County Tax Map 70, Page 27.38.

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, her heirs, successors or assigns, forever.

And we do covenant with the said GRANTEE 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, her heirs, successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 5 day of December, 2025.


SARABETH BEETON

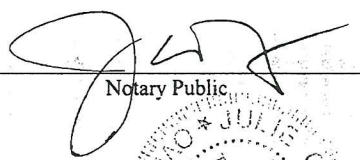
STATE OF TENNESSEE
COUNTY OF Anderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SARABETH BEETON, the Grantor, with whom I am personally acquainted, or who provided proof of identity, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 5th day of December 2025.

My Commission Expires:

3/18/26


Notary Public



SIGNATURE PAGE TO FOLLOW

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WITNESS my hand this the 2nd day of December, 2025.

Andrew Beeton
ANDREW BEETON

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANDREW BEETON, the Grantor, with whom I am personally acquainted, or who provided proof of identity, and who acknowledged that he executed the within instrument for the purposes therein contained.



My Commission Expires
Mar. 28, 2026

WITNESS my hand and official seal at office on this the 2nd day of December, 2025.

Charles Jared Ragdale
Notary Public

My Commission Expires: 3-28-26

I, or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 14,500.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Andrew Beeton
Affiant

Sworn to and subscribed to before me on this the 2nd day of December, 2025.

Charles Jared Ragdale
Notary Public

My Commission Expires: 3-28-26

(Deeds/Aiken, Annice from Beeton, Sara Beth and Beeton, Andrew WD 11-25-25)



My Commission Expires
Mar. 28, 2026

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Jimmy Conner, Register
Overton County

Rec #: 70604	Instrument #: 93532
Rec'd: 20.00	Recorded
State: 53.65	12/5/2025 at 10:06 AM
Clerk: 1.00	in Record Book
Other: 2.00	345
Total: 76.65	PGS 547-550