

BK/PG: WD123/81-82

23000524



2 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 25109	
05/01/2023 - 11:17:14 AM	
VALUE	150000.00
MORTGAGE TAX	0.00
TRANSFER TAX	555.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	568.00

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS

Prepared By:
Capstone Title and Escrow, LLC
283 S. Lowe Ave.
Cookeville, TN 38501

GENERAL WARRANTY DEED
Know All Men By These Presents:

That for good and valuable considerations not necessary to be herein mentioned, the receipt of all of which is hereby acknowledged, **Gary Nathaniel Tinsley**, has bargained and sold and does hereby transfer and convey unto **D. Paul Haagsma and wife, Barbara J. Haagsma**, the following described lots, tracts, or parcels of land, to-wit:

Situated, lying and being in the 3rd Civil District of Clay County, Tennessee, on Pea Ridge and beginning on a fence post on the South side of the present public road leading from State Highway No. 53 to Neely's Creek, Killmon's corner; thence with fence S. 15-00 W 960 feet to a maple; thence S 76-00 E 240 feet to a maple on point, Ashlock's corner; thence S 3-00 W passing a stone on point and a beech 2740 feet to a stake in branch, Key's line; thence N 40-00 W 380 feet to a stake; thence N 16-00 W up branch 1480 feet to a stake; thence continuing up branch N 8-00 E 1390 feet to a fence corner; thence N 50-00 W 190 feet with fence to a stake; thence N 15-00 E with fence 890 feet to a stake on the South side of the aforesaid road, Williams corner; thence with road S 82-00 E 150 feet to a stake; thence S 43-00 E with road 300 feet to a stake; thence S 59-00 E with road 240 feet to the beginning corner, containing 50 acres, more or less.

Previous and Last Conveyance being by Warranty Deed from Lou Ellen Johnson, Mitchell Wayne Johnson and Linda Kay Dukes, being the children of Geneva Hassell a/k/a Geneva Johnson, DOD 5-25-2006, and Shirley G. Ashlock-Kirk and Sheila Coffelt, being the children of Robert T. Ashlock, DOD 1-4-2009, to Gary Nathaniel Tinsley, dated November 18, 2011, and recorded in Book 97, Page 445, ROCCT.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

Map 017, Parcel 029.00

Taxes hereinafter are to be mailed to the grantee herein at:

173 Marina Del Ray Ct. Clearwater Beach, FL 33767

Grantee's Address: Same as above.

TO HAVE AND TO HOLD the above described real estate unto the said **D. Paul Haagsma and wife, Barbara J. Haagsma**, their heirs and assigns forever, hereby covenanting that **Gary Nathaniel Tinsley**, is lawfully seized and possessed of the same; that it is unencumbered, that he has a good right and lawful authority to sell and convey the same, and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

MAP 017 TRANSFERRED
ANGIE EADS CM
ASSESSOR OF PROPERTY APPROVED

WITNESS my hand this 28 day of April 2023.

Gary Nathaniel Tinsley
Gary Nathaniel Tinsley

STATE OF TENNESSEE,
COUNTY OF PUTNAM

Personally appeared before me, a Notary Public, the within named bargainors, Gary Nathaniel Tinsley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of April 2023.

[Signature]
NOTARY PUBLIC



My Commission Expires:

04/23/2025

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$150,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gary Nathaniel Tinsley
Affiant

Subscribed and sworn to before me this 28 day of April 2023.

[Signature]
Notary/Registrar

Commission Expires: 04/23/2025

