

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: Charles Randall Copeland, et al. Address: P.O. Box 689
City: Celina State: TN Zip: 38551
Map: _____ Parcel: _____

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, we, JOHN H. EDWARDS and TINAMARIE CHONG EDWARDS, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto CHARLES RANDALL COPELAND and JESSIE LEE COPELAND, hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land situated, lying and being in the 2nd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

TRACT NO. 1: Beginning at a 1/2" pipe (new) in the centerline of a 32 foot road easement the southeast corner of this tract and the northeast corner of tract two of the W. S. Moore land; thence along the centerline of the road easement the following calls: South 69 degrees, 57 minutes, 36 seconds West 29.52 feet, North 78 degrees, 41 minutes, 35 seconds West 79.83 feet, North 88 degrees, 39 minutes, 03 seconds West 31.67 feet, South 75 degrees, 30 minutes, 56 seconds West 71.08 feet, South 69 degrees, 58 minutes, 30 seconds West 41.13 feet, South 57 degrees, 43 minutes, 55 seconds West 88.50 feet, South 72 degrees, 17 minutes, 19 seconds West 71.47 feet, South 41 degrees, 49 minutes, 39 seconds West 34.62 feet, South 29 degrees, 19 minutes, 05 seconds West 78.50 feet, South 35 degrees, 06 minutes, 27 seconds West 89.27 feet, South 39 degrees, 27 minutes, 23 seconds West 179.29 feet, South 46 degrees, 20 minutes, 17 seconds West 73.05 feet, South 34 degrees, 32 minutes 04 seconds West 44.31 feet, South 12 degrees, 01 minutes, 07 seconds West 69.61 feet, South 13 degrees, 37 minutes, 05 seconds East 69.15 feet, South 26 degrees, 25 minutes, 29 seconds East 52.80 feet, South 32 degrees, 39 minutes, 09 seconds East 54.73 feet, South 37 degrees, 29 minutes, 12 seconds East 105.28 feet, South 27 degrees, 46 minutes, 29 seconds East 45.00 feet; thence leaving the road easement and severing the land of Moore South 39 degrees, 23 minutes, 54 seconds West 388.73 feet to a wooden post in the fence line a point in Wright's east boundary; thence with the fence line and Wright's east boundary North 47 degrees, 14 minutes, 31 seconds West 285.47 feet to a 28" Cedar Tree; thence North 38 degrees, 22 minutes, 48 seconds West 276.64 feet to a 8" Pine Tree; thence North

MAP 53 TRANSFERRED P Le. 01
9 CM
BILLY R. SMITH
ASSESSOR OF PROPERTY APPROVED

24 degrees, 36 minutes, 23 seconds West 307.65 feet to a 1/2" pipe (new), a point in George Anstadt's south boundary; thence leaving the line of Wright and with the line of Anstadt, North 59 degrees, 45 minutes, 00 seconds East 190.68 feet to a 1/2" pipe (new); thence North 52 degrees, 15 minutes, 00 seconds East 305.25 feet to a 1/2" pipe (new); thence North 15 degrees, 30 minutes, 00 seconds East 841.50 feet to a 1/2" pipe (new) between two standing stones, a corner to W. J. Brown; thence leaving the line of Anstadt and with the line of Brown, South 54 degrees, 48 minutes, 04 seconds east 805.06 feet to a pipe (new) at a 28" Maple Tree; thence leaving the line of Brown and severing the land of Moore South 20 degrees, 23 minutes, 38 seconds East 185.40 feet to the point of beginning, containing 20.2495 Acres.

And being the same lands conveyed to John H. Edwards and Tinamarie Chong Edwards from Mark Carlisle and wife, Marie Carlisle, by warranty deed dated August 9, 2001, and recorded in Deed Book 75, pages 415-417, 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 Grantees, their heirs and assigns, forever. And we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness our hands on this the 24 day of NOV 2021.

[Signature]
JOHN H. EDWARDS

[Signature]
TINAMARIE CHONG EDWARDS

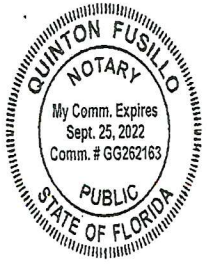
STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named JOHN H. EDWARDS, the bargainor, 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 24 day of Nov, 2021.

[Signature]
NOTARY PUBLIC

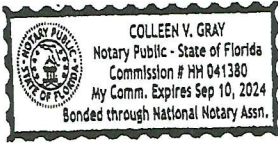
My Commission Expires: 09/25/2022



STATE OF Florida
COUNTY OF Pineellas

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named TINAMARIE CHONG EDWARDS, the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of November, 2021.



Colleen Gray
NOTARY PUBLIC
My Commission Expires: 9/10/2024

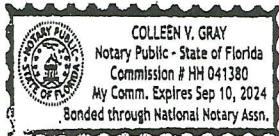
I, or we swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 20,000.00 whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[Signature]
AFFIANT

Sworn to and subscribed to before me this 27 day of November.

Colleen Gray
NOTARY PUBLIC

My Commission Expires: 9/10/2024



BK/PG: WD119/171-173
21001722

3 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 22877	
11/30/2021 - 02:00:36 PM	
VALUE	20000.00
MORTGAGE TAX	0.00
TRANSFER TAX	74.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	92.00

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS