

WARRANTY DEED

OWNER:

Name: Wayne E. Allen and Susan J. Allen, Same as Owner
Co-Trustees of the Allen Family Joint Revocable
Trust

Address: ~~113 Allens Way~~
~~Cookeville, TN~~
~~38572~~

SEND TAX BILLS TO:

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, *James L. Smith Family Limited Partnership, a Tennessee General Partnership and Johnny Nash**, have this day bargained and sold, and do hereby transfer and convey unto *Wayne E. Allen and Susan J. Allen, Co-Trustees of the Allen Family Joint Revocable Trust Agreement dated November 19, 2015 and First Amendment dated February 15, 2022*, their heirs and assigns, hereinafter referred to as "grantees," certain real estate located in the Eighth Civil District of Overton County, State of Tennessee, as follows:

Beginning at a $\frac{1}{2}$ " rebar (found) being the westernmost corner of this described parcel located in the eastern right-of-way of Dry Hollow Road as well as being located S 11°47'07" W 190.18 feet from a power pole; thence going with the said right-of-way along a curve having an arc length of 176.49 feet, with a radius of 848.67 feet, and a chord of N 27°51'50" E 176.17 feet; thence N 22°26'47" E 234.35 feet; thence along a curve having an arc length of 389.85 feet, with a radius of 825.44 feet, and a chord of N 34°09'29" E 386.24 feet; thence N 46°17'32" E 61.86 feet to a $\frac{1}{2}$ " pipe (set); thence leaving Dry Hollow Road and going with the Brenda Fay Warren property S 86°22'46" E 158.37 feet to a 12" poplar; thence continuing with the same generally following the meanders of a fence S 83°12'17" E 102.28 feet to a 12" walnut; thence S 85°47'41" E 388.07 feet to a 12" maple; thence S 73°50'55" E 77.84 feet to a 12" buckeye; thence N 84°10'01" E 155.54 feet to a 4" buckeye; thence S 84°35'10" E 267.90 feet to a 16" poplar; thence S 36°48'41" E 79.42 feet to a 20" mulberry; thence S 12°16'35" E 144.77 feet to a 4" elm; thence S 07°35'35" E 62.70 feet to a 12" ash; thence S 05°19'33" W 123.99 feet to a 26" elm; thence leaving Warren and going with the Gabriel & Amanda Krantz property continuing with the fence N 31°31'41" W 149.14 feet to a steel fence post; thence continuing with the same N 38°58'03" W 98.85 feet to a $\frac{1}{2}$ " pipe (set); thence S 66°35'45" W 152.98 feet to a 4" wooden fence post; thence S 69°08'47" W 121.70 feet to a 26" ash; thence S 76°54'07" W 247.29 feet to a steel fence post; thence S 66°49'38" W 134.00 feet to a steel fence post; thence S 63°51'50" W 52.39 feet to a steel fence post; thence S 54°44'28" W 44.42 feet to a 20" ash; thence S 47°08'05" W 49.91 feet to a 10" maple; thence S 40°47'50" W 39.73 feet to a steel fence post; thence S 28°49'51" W 69.70 feet to a $\frac{1}{2}$ " pipe (set); thence S 81°59'04" E 549.74 feet to a 12" ash; thence S 77°30'13" E 225.62 feet to a 10" hickory; thence S 07°11'37" W 322.48 feet to a 4" wooden fence post; thence S 06°38'23" W 486.70 feet to a 4" wooden fence post; thence S 08°27'20" W 258.63 feet to a 10" cedar; thence S 01°28'39" W 38.71 feet to a $\frac{1}{2}$ " pipe (set) in the northern

right-of-way of Rushing Springs Road; thence leaving Krantz and going with the said right-of-way S 63°13'01" W 145.13 feet to a 1/2" rebar (found); thence leaving Rushing Springs Road and going with the Curtis Wilbur property N 45°05'33" W 1712.67 feet to the beginning being 38.95 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 12 July 2022.

MAP 115, PARCEL 1.00

The previous and last conveyance being a deed to Johnny Nash and James L. Smith Family Limited Partnership, a Tennessee General Partnership of record in Warranty Deed Book 229, Page 408 and in Warranty Deed Book 258, Page 135, Register's Office of Overton County, Tennessee.

SOURCE OF DESCRIPTION surveyed by Christopher M. Vick R.L.S. #2164 on 12 July 2022.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever.

They covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

They further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

*Grantor(s) additionally covenant and warrant that subject property is not and has never been the personal or marital residence of Grantor(s), Grantor's spouse, or any minor children of the Grantor(s).

WITNESS THEIR HANDS this 8th day of September 2022.

James L. Smith Family Limited

Partnership

BY:

Margaret Ann Smith, General Partner

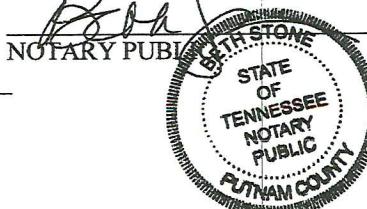
Johnny Nash

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, *Margaret Ann Smith*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be General Partner of *James L. Smith Family Limited Partnership*, the within named bargainor, a Tennessee Partnership, and that she as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of *James L. Smith Family Limited Partnership* by herself as General Partner.

WITNESS MY HAND and official seal on the 12th day of September 2022.

My Commission Expires: 7-8-25



**STATE OF TENNESSEE
COUNTY OF PUTNAM**

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, *Johnny Nash*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal on the 8 day of September 2022.



My Commission Expires: 7-8-25

**STATE OF TENNESSEE
COUNTY OF PUTNAM**

The actual consideration or value whichever is greater, for this transfer is \$214,225.00.

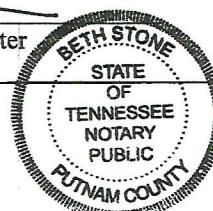
Affiant

Subscribed and sworn to before me, on the 8th day of September 2022.

My Commission Expires: 7-8-25

Beth S.

Notary Public - Register



g/miso-dec/AllenFamilyTrust.wd

Jimmy Conner, Register
Overton County

Rec #: 57477	Instrument #: 77162
Rec'd: 15.00	Recorded
State: 792.63	9/15/2022 at 10:22 AM
Clerk: 1.00	in Record Book
Other: 2.00	279
Total: 810.63	PGS 195-197