

**Name and Address of New Owner:**

Diana Monroe  
P.O. Box 128  
Celina, TN 38551

**Send Tax Statements To:**

**THIS INSTRUMENT PREPARED BY:**

(Please Return Document to this Address)

Lawyers Land & Title Services, LLC  
500 North Walnut St.  
Murfreesboro, TN 37130  
File No.: MC-26010124

**Map and Parcel:** 079-003.10 and 079-003.11

**WARRANTY DEED**

For and in consideration of the sum of ten dollars (\$10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jaylan Hancock, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Diana Monroe, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Clay County, State of Tennessee, described as follows, to-wit:

Situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

Being Lot Nos. 11 and 12 of Forest Trails, a subdivision, a plat of which is of record in Plat Book P1, Page 157, Register's Office of Clay County, Tennessee, to which reference is here made for a more complete description of the land herein conveyed.

This conveyance is made subject to the restrictions of record in Warranty Deed Book 85, Page 462, Register's Office of Clay County, Tennessee.

In addition to the foregoing, there is also conveyed herewith a joint and reciprocal easement for Ingress and Egress more particularly described in Warranty Deed Book 85, Page 186, Register's Office of Clay County, Tennessee.

This conveyance is subject to an easement for Ingress and Egress for the benefit of other property owners in Forest Trails Subdivision which is more particularly described in Warranty Deed Book 85, page 186, Register's Office of Clay County, Tennessee.

Subject to any and all matters as shown on plat of Forest Trails recorded in Plat Book 1, page 155, Register's Office of Clay County, Tennessee, and re-recorded in Plat Book 1, page 157, Register's Office of Clay County, Tennessee.

And being the same lands conveyed to Jaylan Hancock from Scott Stevens and Cheryl Hickey, by warranty deed dated December 21, 2023, and recorded in Deed Book 124, pages 724-727, Register's Office of Clay County, Tennessee.

Upon oath, Jaylan Hancock warrants, covenants and certifies that the aforescribed real property is not his homestead as defined by Statute.

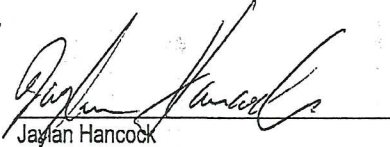
This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TRANSFERRED 003.10  
MAP 079 G CM P 003.11  
ANGIE EADS  
ASSESSOR OF PROPERTY APPROVED

This is unimproved property known as: Lots 11 and 12, Forest Trails, a subdivision, Celina, TN 38551

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 and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this <sup>9th</sup> 10th day of March, 2026.

  
Jaylan Hancock

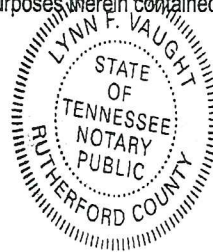
State of Tennessee

County of Rutherford

Personally appeared before me, Jaylan Hancock with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th of March, 2026.

Notary Public  
My Commission Expires: 2/21/2027



AFFIDAVIT

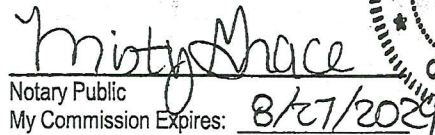
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 49,000.00

  
Affiant Signature

Subscribed and sworn to before me, this 10 day of March, 2026.

BK/PG: WD131/90-91	
26000338	
2 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 29710	
03/10/2026 - 03:16:18 PM	
VALUE	49000.00
MORTGAGE TAX	0.00
TRANSFER TAX	181.30
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	194.30

STATE OF TENNESSEE, CLAY COUNTY  
BRENDA BROWNING  
REGISTER OF DEEDS

  
Notary Public  
My Commission Expires: 8/27/2029

