

Name and Address of New Owner:
Michael King and Elaine King
2206 74th Avenue
Greeley, CO 80634

Send Tax Bills To:
Michael King and Elaine King
2206 74th Avenue
Greeley, CO 80634

This Instrument Prepared By:
William Birdwell
William D. Birdwell, Attorney at Law
457 East Broad Street
Cookeville, TN 38501

Map & Parcel No: 086-003.16

BK/PG: WD120/537-539

22000798

3 PGS : WARRANTY DEED	
BRENDA BROWNING 23768 - 22000798	
06/16/2022 - 11:20:00 AM	
VALUE	245000.00
MORTGAGE TAX	0.00
TRANSFER TAX	906.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	924.50

STATE OF TENNESSEE, CLAY COUNTY

BRENDA BROWNING

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Kenneth W. Buckley, Sr. and Cheryle Buckley, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Michael King and Elaine King, as husband and wife, "the Grantees," the following described real estate in Clay County, Tennessee:

Being Tract No. 2, containing 3.05 acres as shown in Plat Book 1, Page 70, in the Register's Office of Clay County, Tennessee (ROCCT) to which reference is made for more complete description.

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.

Subject to any and all matters of record in Plat Book 1, Page 70, ROCCT.

Subject to Right-of-Way and Utility Easement on every deed from above plat.

The previous and last conveyance being a General Warranty Deed from James W. Sneathen, surviving spouse of Frances M. Sneathen, unto Kenneth W. Buckley Sr. and Cheryle Buckley, husband and wife, dated 04/16/2021 and recorded the 22nd day of April 2021 at 11:46 a.m. in WD Book 117, Page 148, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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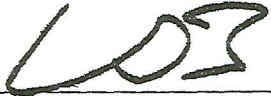
TRANSFERRED
MAP 816 G CM P 3.16
ANGIE EADS
ASSESSOR OF PROPERTY APPROVED

Book WD120 Page 537

Book WD120 Page 537

True Copy Certification

I, **William D. Birdwell**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document rendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 14, 2022 (date of document).



Affiant Signature

6-16-2022

Date

State of Tennessee
County of Putnam

Sworn to and subscribed before me this 16 day of June, 2022.

Kathryn A. Donnelly
Notary Public
My commission expires: 2/28/2026

