

Real Property Tax Responsibility:
Shirley Dyer, Deanna Rose and
Melvin Wayne Cox
214 Don't Care Lane
Celina, TN 38551
Map _____, Parcel _____

This Instrument Prepared By:
Diana F. Monroe
Attorney at Law
Celina, TN 38551

THIS ATTORNEY 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.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, we, MELVIN WAYNE COX and SHIRLEY DYER, THE PERSONAL REPRESENTATIVES OF THE ESTATE OF GENEVA CONRAD, hereinafter called Grantors, as authorized by her LAST WILL AND TESTAMENT, of record in the Office of the Clerk and Master, Probate Division, Case No. 2025-PR-3, of Clay County, Tennessee, have this day bargained and sold and do by these presents sell, transfer, and convey unto SHIRLEY DYER, DEANNA ROSE AND MELVIN WAYNE COX, hereinafter called Grantees, their heirs and assigns, all of our interests as Personal Representatives of the ESTATE OF GENEVA CONRAD in that certain tract or parcel of land situated in the Third Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION OF SAID LANDS.

And being the same property conveyed to Geneva Conrad by Quitclaim Deed from Melvin Wayne Cox, dated July 11, 2002, and recorded in Deed Book 77, Pages 475-479, Register's Office of Clay County, Tennessee.

GENEVA CONRAD died November 3, 2024.

TO HAVE AND TO HOLD the 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 assigns, to warrant and forever defend the title to said lands to the said Grantees, their heirs and assigns, against

TRANSFERRED
MAP 116 G CM P 19.00
ANGIE EADS
ASSESSOR OF PROPERTY APPROVED

the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness our hands on this the 20th day of June, 2025.

Melvin Wayne Cox
MELVIN WAYNE COX, PERSONAL REPRESENTATIVE of
Estate of GENEVA CONRAD

Shirley Dyer
SHIRLEY DYER, PERSONAL REPRESENTATIVE of
Estate of GENEVA CONRAD

STATE OF TENNESSEE
COUNTY OF CLAY

Personally appeared before me, the undersigned authority in and for said County and State, the within named MELVIN WAYNE COX and SHIRLEY DYER, the Grantors, with whom I am personally acquainted and who upon oath acknowledged themselves to be the Personal Representatives of the Estate of GENEVA CONRAD, being authorized so to do by the Last Will and Testament of GENEVA CONRAD, of record in the Office of the Clerk and Master, Probate Division, Clay County, Tennessee, that they as such PERSONAL REPRESENTATIVES, executed the foregoing deed for the purposes therein contained and according to the Last Will and Testament of GENEVA CONRAD, by signing their names as PERSONAL REPRESENTATIVES.

Witness my hand and seal this the 20th day of June, 2025.

Diana Monroe
Notary Public



My Comm. Expires: October 18, 2027

AFFIANT

I, or we, do hereby swear or affirm that this is a Testamentary Devise, pursuant to a Will, and is exempt according to T.C.A.

Melvin Wayne Cox
Affiant

Sworn to and subscribed before me this the 20th day of June, 2025.

Diana Monroe
Notary or Register

My Comm. Expires: October 18, 2027



BK/PG: WD128/648-654
25000697

7 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 28398	
06/20/2025 - 02:22:09 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	37.00

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS

BEING located in the 3rd Civil District, Clay County, Tennessee, on Don't Care Lane, and being of record in Deed Book 38, Page 361, and Deed Book 60, Page 677, Register's Office, Clay County, Tennessee. See Tax Map 16, Parcels 17.00 and 19.00, Tax Assessor's Office, Clay County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod at a post in the southeast boundary of Glen Dale, same being the northernmost corner of this tract and a western corner of Wendell H. Key; thence with line of Key South 41 degrees 54 minutes 45 seconds East 78.00 feet to an iron rod; thence South 29 degrees 54 minutes 45 seconds East 135.00 feet to an iron rod; thence with line of Samuel Lee Tucker and James D. Sparkman South 10 degrees 54 minutes 47 seconds East 160.00 feet to an iron rod; thence continuing with line of Sparkman South 05 degrees 05 minutes 16 seconds West 100.00 feet to an iron rod; thence with line of Remus Watson South 23 degrees 41 minutes 27 seconds West 58.30 feet to an iron rod; thence South 61 degrees 57 minutes 56 seconds West 68.59 feet to an iron rod; thence South 64 degrees 26 minutes 29 seconds West 114.30 feet to an iron rod at an 8-inch poplar tree; thence South 79 degrees 10 minutes 37 seconds West 99.77 feet to an iron rod at a power pole; thence South 47 degrees 19 minutes 45 seconds West 170.24 feet to an iron rod at a 10-inch walnut tree; thence with centerline of hollow and line of Remus Watson for the next six (6) calls: South 30 degrees 54 minutes 59 seconds East 193.56 feet; thence South 34 degrees 10 minutes 36 seconds East 147.50 feet; thence South 41 degrees 59 minutes 43 seconds East 183.73 feet to an iron rod in center of hollow; thence continuing with center of hollow South 42 degrees 08 minutes 55 seconds East 62.24 feet; thence South 56 degrees 10 minutes 46 seconds East 113.13 feet; thence South 66 degrees 12 minutes 51 seconds East 103.50 feet to an iron rod at a center of branch at its junction with center of hollow; thence with center of branch and line of Harlon Sherrell for the next six (6) calls: South 23 degrees 27 minutes 07 seconds West 61.56 feet; thence South 01 degree 47 minutes 06 seconds East 110.33 feet; thence South 18 degrees 18 minutes 10 seconds West 68.69 feet; thence South 22 degrees 30 minutes 07 seconds East 59.08 feet; thence South 57 degrees 37 minutes 01 second East 37.65 feet; thence South 15 degrees 02 minutes 55 seconds West 35.44 feet to an iron at center of branch at a fork; thence with center of second branch and line of Dr. Roy R. Bowes for the next nineteen (19) calls: North 76 degrees 48 minutes 28 seconds West 26.25 feet; thence South 75 degrees 53 minutes 17 seconds West 29.11 feet; thence North 80 degrees 11 minutes 44 seconds West 68.14 feet; thence North 56 degrees 33 minutes 50 seconds West 55.81 feet; thence North 83 degrees 50 minutes 59 seconds West 79.41 feet to an iron rod at a 16-inch beech tree; thence North 83 degrees 30 minutes 49 seconds West 61.93 feet; thence North 71 degrees 33 minutes 20 seconds West 178.02 feet; thence South 84 degrees 50 minutes 19 seconds West 152.97 feet; thence North 62 degrees 32 minutes 00 seconds West 41.30 feet; thence South 23 degrees 36 minutes 45 seconds West 49.81 feet; thence North 50 degrees 41 minutes 04 seconds West 42.21 feet; thence North 70 degrees 32 minutes 11 seconds West 27.46 feet; thence South 86 degrees 31 minutes 07 seconds West 39.77 feet; thence North 43 degrees 19 minutes 36 seconds West 335.58 feet to an iron rod at a 10-inch poplar tree; thence North 56 degrees 29 minutes 00 seconds West 154.71 feet; thence North 28 degrees 52 minutes 09 seconds West 107.10 feet; thence North 66 degrees 55 minutes 14 seconds West 51.21 feet; thence South 80 degrees 48 minutes 03 seconds West 34.87 feet; thence North 41 degrees 34 minutes 08 seconds West 47.90 feet to a point in the center of the branch; thence leaving branch North 56 degrees 50 minutes 19 seconds West 85.31 feet to an iron rod at a 12-inch lynnwood snag; thence with line of Harlon Sherrell North 30 degrees 52 minutes 10 seconds East 123.00 feet to an iron rod; thence North 39 degrees 41 minutes 56 seconds East 127.93 feet to an iron rod at a 10-inch white oak tree; thence North 54 degrees 35 minutes 40 seconds East 90.57 feet to an iron rod at an oak cluster; thence North 66 degrees 14 minutes 53 seconds East 82.64 feet to an iron rod; thence North 61 degrees 52 minutes 08 seconds East 46.94 feet to an iron rod at an 8-inch oak tree; thence with line of Sandy L. Boles North 60 degrees 29 minutes 53 seconds East 189.43 feet to an iron rod at a 20-inch poplar tree; thence North 55 degrees 48 minutes 16 seconds East 89.49 feet to an iron rod at a double walnut tree; thence North 43 degrees 36 minutes 51 seconds East 91.24 feet to an iron rod at a 6-inch gum tree west of Don't Care Lane; thence crossing Don't Care Lane with line of Glen Dale North 54 degrees 13 minutes 22 seconds East 75.21 feet

" Exhibit A "

to an iron rod at a 10-inch maple tree east of Don't Care Lane; thence continuing with line of Glen Dale North 71 degrees 35 minutes 48 seconds East 40.81 feet to an iron rod at a 12-inch oak tree; thence North 48 degrees 32 minutes 28 seconds East 108.29 feet to an iron rod at an 18-inch hickory tree; thence North 51 degrees 04 minutes 50 seconds East 206.67 feet to an iron rod at an 8-inch hickory tree; thence North 47 degrees 45 minutes 08 seconds East 177.35 feet to the point of beginning containing 23.94 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated February 12, 2002.

An easement exists over the above described tract, said easement providing right of ingress and egress for benefit of the adjoining Remus Watson property, and being more particularly described as follows:

BEGINNING at a point in the center of said easement, same lying in the east boundary of the above described tract and the west boundary of Remus Watson, also being South 47 degrees 19 minutes 45 seconds West 38.18 feet from an iron rod at a power pole in the west boundary of Remus Watson; thence with center of said easement North 56 degrees 53 minutes 41 seconds West 84.94 feet to a point, same being a point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 25 degrees 40 minutes 02 seconds, a radius of 227.00 feet, a tangent length of 51.71 feet, and a chord of North 69 degrees 43 minutes 43 seconds West 100.84 feet; thence along said curve an arc length of 101.69 feet; thence North 82 degrees 33 minutes 44 seconds West 74.65 feet to a point, same being a point of curvature of a curve proceeding clockwise, having a deflection angle of 86 degrees 16 minutes 40 seconds, a radius of 63.00 feet, a tangent length of 59.03 feet, and a chord of North 39 degrees 25 minutes 24 seconds West 86.15 feet; thence along said curve an arc length of 94.87 feet to a point, same being a point of curvature of a curve proceeding clockwise, having a deflection angle of 17 degrees 49 minutes 11 seconds, a radius of 318.00 feet, a tangent length of 49.85 feet, and a chord of North 12 degrees 37 minutes 32 seconds East 98.50 feet; thence along said curve an arc length of 98.90 feet to a point in the center of said easement, same being North 54 degrees 13 minutes 22 seconds East 34.67 feet from an iron rod at a 6-inch gum tree in the northwest boundary of the above described tract, said iron rod being a corner to Glen Dale and Sandy L. Boles.

This is the same property which was conveyed to E. J. Conrad and wife, Geneva Conrad, by Glenna Brown, et als, by deed dated September 23, 1978, of record in Deed Book 38, page 361, Register's Office of Clay County, Tennessee. The said E. J. Conrad is now deceased.

This is also the same property which was conveyed to Geneva Conrad by Lawrence Rush and wife, Martha Rush, by deed of record in Deed Book 60, page 677, Register's Office of Clay County, Tennessee. Geneva Conrad is the same person as Geneva Conrad.



RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

January 27, 2025

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

FILED
Time 8:03 am
Date 1/28/25
L. RENE DAVIS
Clerk & Master
L. Rene Davis

RE: Conrad, Geneva Date of Death: 11/3/2024 SSN: xxx-xx-0671
Our File Number: 148220

Diana Monroe:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to annuities, Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust or annuity, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust or annuity when making such a request.

Sincerely, -

Joan Jackson
TennCare RFR Processing Unit

Under 2024

LETTERS TESTAMENTARY

STATE OF TENNESSEE
CHANCERY COURT OF CLAY COUNTY

IN RE: GENEVA CONRAD, deceased

CAUSE NO. 2025-PR-3

TO: MELVIN WAYNE COX, A RESIDENT OF SUMNER COUNTY, TENNESSEE AND
SHIRLEY DYER, A RESIDENT OF CLAY COUNTY, TENNESSEE

IT APPEARING TO THE COURT THAT GENEVA CONRAD HAS DIED, LEAVING A WRITTEN WILL, IN WHICH YOU ARE APPOINTED PERSONAL REPRESENTATIVE, WHICH HAS BEEN DULY APPROVED IN OPEN COURT; AND YOU HAVING BEEN QUALIFIED ACCORDING TO LAW, AND IT HAVING BEEN ORDERED BY SAID COURT THAT LETTERS OF TESTAMENTARY ISSUED TO YOU.

THESE ARE, THEREFORE, TO EMPOWER YOU, THE SAID PERSONAL REPRESENTATIVE, TO ENTER UPON THE EXECUTION OF SAID WILL, AND TAKE INTO YOUR POSSESSION ALL OF THE PROPERTY, AND TO MAKE, WITHIN THIRTY DAYS FROM THIS DATE, A PERFECT INVENTORY, IF APPLICABLE, THEREOF, AND MAKE DUE COLLECTION OF ALL DEBTS, AND AFTER PAYING ALL THE JUST DEMANDS AGAINST THE TESTATOR, AND SETTLING UP THE BUSINESS ACCORDING TO LAW, YOU WILL PAY OVER AND DELIVER THE PROPERTY AND EFFECTS THAT MAY REMAIN IN YOUR HANDS, AND TO ALL OTHER THINGS THAT MAY BE REQUIRED, ACCORDING TO THE PROVISION OF THE SAID WILL AND THE LAWS OF THE LAND.

WITNESS, L. RENE' DAVIS, CLERK OF SAID COURT, AT OFFICE THIS 24th DAY OF January, 2025.


CLERK AND MASTER

DEPUTY CLERK

LETTERS TESTAMENTARY

STATE OF TENNESSEE
CHANCERY COURT OF CLAY COUNTY

IN RE: GENEVA CONRAD, deceased

CAUSE NO. 2025-PR-3

TO: MELVIN WAYNE COX, A RESIDENT OF SUMNER COUNTY, TENNESSEE AND
SHIRLEY DYER, A RESIDENT OF CLAY COUNTY, TENNESSEE

IT APPEARING TO THE COURT THAT GENEVA CONRAD HAS DIED, LEAVING A WRITTEN WILL, IN WHICH YOU ARE APPOINTED PERSONAL REPRESENTATIVE, WHICH HAS BEEN DULY APPROVED IN OPEN COURT; AND YOU HAVING BEEN QUALIFIED ACCORDING TO LAW, AND IT HAVING BEEN ORDERED BY SAID COURT THAT LETTERS OF TESTAMENTARY ISSUED TO YOU.

THESE ARE, THEREFORE, TO EMPOWER YOU, THE SAID PERSONAL REPRESENTATIVE, TO ENTER UPON THE EXECUTION OF SAID WILL, AND TAKE INTO YOUR POSSESSION ALL OF THE PROPERTY, AND TO MAKE, WITHIN THIRTY DAYS FROM THIS DATE, A PERFECT INVENTORY, IF APPLICABLE, THEREOF, AND MAKE DUE COLLECTION OF ALL DEBTS, AND AFTER PAYING ALL THE JUST DEMANDS AGAINST THE TESTATOR, AND SETTLING UP THE BUSINESS ACCORDING TO LAW, YOU WILL PAY OVER AND DELIVER THE PROPERTY AND EFFECTS THAT MAY REMAIN IN YOUR HANDS, AND TO ALL OTHER THINGS THAT MAY BE REQUIRED, ACCORDING TO THE PROVISION OF THE SAID WILL AND THE LAWS OF THE LAND.

WITNESS, L. RENE' DAVIS, CLERK OF SAID COURT, AT OFFICE THIS 24th DAY OF January, 2025.



CLERK AND MASTER

DEPUTY CLERK