

For and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, **DH Development, LLC, a Delaware limited liability company, ("Grantor")**, has this day bargained and sold and by these presents does hereby bargain, sell, transfer and convey unto **Priscilla H. McKinney and John E. McKinney ("Grantee")**, their heirs and assigns, the following described tract or lot, lying and being in the **FIRST CIVIL DISTRICT of Fentress County, Tennessee**, bounded and described as follows:

Map 73 Parcel 1.45, 1.46 and 1.48

Being Lot 41, Phase II, as appears on that certain plat of Rockcastle Farms of record at Book P8, page 75, Register's Office, Fentress County, Tennessee, which plat is incorporated herein by reference thereto.

Being part of the same property acquired by Grantee by virtue of a Special Warranty Deed dated of record at Book 271, pages 781, et seq., Register's Office, Fentress County, Tennessee.

This conveyance is made expressly subject to the matters appearing on the plats referenced above and, as to Phase I, to Declaration of Protective Covenants, Roads and Common Lands of Rockcastle Farms Subdivision, Phase I, of record at Book 124, pages 297, et seq., as amended at Book 153, pages 780, et seq., and, as to Phase 2, of record at Book 138, pages 912, et seq., as amended at Book 153, pages 787, et seq., Register's Office, Fentress County, Tennessee.

To have and to hold the above described tract or parcel of land unto the Grantee herein named, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee herein named, their heirs and assigns, that they are lawfully seized and possessed of said land; that they have a good and lawful right to convey the same; that it is free and unencumbered, except as herein set out; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

173  
1.45  
1.46  
1.48

MAP	GP	CTL/MAP	PARCEL
	N/C	SPLIT	COMB

MELYNDA SULLIVAN  
ASSESSOR OF PROPERTY  
FENTRESS COUNTY  
JAMESTOWN, TN 38556

This instrument prepared by:  
**Looney, Looney & Chadwell, PLLC**  
**156 Rector Ave., Crossville, Tennessee 38555**

EXECUTED this 23 day of JUNE, 2021.

DH Development, LLC

By: [Signature]

Its: Authorized Representative

State of Colorado )

County of Denver )

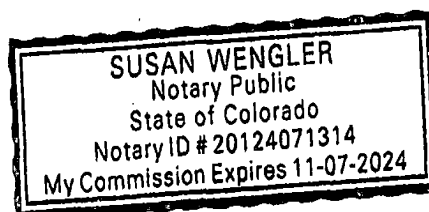
Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Garon M. Patsch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Representative of **DH Development, LLC, a Delaware limited liability company**, and that he as such Authorized Representative, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Authorized Representative.

WITNESS my hand and signature on this 23<sup>rd</sup> day of June, 2021.

[Signature: Susan Wengler]

NOTARY PUBLIC

My commission expires: Nov. 7, 2024



The name and address of the property owner is:

Priscilla H. McKinney and  
John E. McKinney  
617 Summit Lake Ct  
Knoxville, TN 37922

The name and address of the person or entity responsible for the payment of real property taxes is:

SAME

This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.

**AFFIDAVIT OF CONSIDERATION**

State of Colorado )

County of Denver )

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$43,900.00, which amount is equal to or greater than the amount which property transferred would command at a fair, voluntary, sale.

  
\_\_\_\_\_  
Affiant

Sworn to and subscribed before me on this 23<sup>rd</sup> day of June, 2021.

  
NOTARY PUBLIC

My commission expires: Nov. 7, 2024

SUSAN WENGLER  
Notary Public  
State of Colorado  
Notary ID # 20124071314  
My Commission Expires 11-07-2024

BK/PG: 342/638-640

21002538

3 PGS:AL-DEED

AWRIGHT BATCH: 53083 06/28/2021 - 11:06:49 AM

VALUE 43900.00

MORTGAGE TAX 0.00

TRANSFER TAX 162.43

RECORDING FEE 15.00

ARCHIVE FEE 0.00

DP FEE 2.00

REGISTER'S FEE 1.00

TOTAL AMOUNT 180.43

STATE OF TENNESSEE, FENTRESS COUNTY

TRISH SLAVEN

REGISTER OF DEEDS