

# WARRANTY DEED

This instrument prepared by: **PROPERTY OWNER:** **SEND TAX BILLS TO:**  
**Gregory L. Groth, Attorney**      **Jairo D. Daza and**      **Jairo D. Daza and**  
**139 East Broad Street**      **Heather J. Daza**      **Heather J. Daza**  
**Cookeville, TN 38501**      **179 Dynamite Ln**      *Same*  
      **Livingston, TN 38570**

Tax Identification: **Map 071 Parcel 006.00**

**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 sufficiency of all of which is hereby acknowledged;

I, **SHERRIE RENE HANCOCK** (a/k/a **Sherrie Allred Hancock**), an unmarried individual, have this day bargained and sold, and do hereby transfer and convey unto **JAIRO D. DAZA** and **HEATHER J. DAZA, husband and wife**, their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in the Sixth Civil District of Overton County, Tennessee, as follows:

**Tract #1**

Beginning at a 1/2" pipe (set) being the southeastern corner of this described parcel as well as being located N 24°44'24" E 7.53 feet from a water meter; thence going with the right-of-way of Dynamite Lane S 46°20'01" W 104.49 feet; thence S 46°16'56" W 61.88 feet; thence S 40°28'55" W 36.99 feet; thence S 29°26'03" W 32.36 feet; thence S 17°50'21" W 64.60 feet; thence S 16°15'06" W 58.40 feet; thence S 10°30'00" W 31.02 feet; thence S 05°12'59" W 28.46 feet; thence S 00°02'36" E 32.79 feet; thence S 23°33'11" E 203.89 feet; thence S 13°17'39" E 84.52 feet; thence S 13°27'22" W 59.47 feet; thence S 35°44'07" W 102.28 feet; thence S 06°27'11" W 44.66 feet to a 1/2" pipe (set); thence leaving Dynamite Lane and going with the Jerry Shaw and wife, Debra Shaw property N 27°18'28" W 150.67 feet to a 26" hickory; thence N 19°58'25" W 44.36 feet to a maple stump; thence N 27°39'41" W 207.21 feet to a point in the branch; thence N 48°40'59" W 352.46 feet to a steel fence post; thence leaving Shaw and going with Jack McCormick property N 46°44'14" W 91.68 feet to a 1/2" pipe (found); thence N 01°17'40" E 340.22 feet to a 28" hickory; thence N 02°31'31" E 270.75 feet to 1/2" pipe (found); thence N 65°45'44" W 51.50 feet to 1/2" pipe (set); thence leaving McCormick and going with the remainder of the Sherrie Renea Hancock property N 02°05'01" W 1222.98 feet to a 1/2" pipe (set); thence N 02°05'01" W 35.34 feet to a point in the center of Carr Creek; thence leaving Hancock and going with the meanders of the said creek N 82°06'29" E 87.79; thence S 87°58'58" E 209.00 feet; thence leaving Carr Creek and going with the Horace Poston property S 15°22'56" E 27.00 feet to a 1/2" pipe (found); thence S 15°22'57" E 1750.45 feet to the beginning being .25.33 acres as surveyed by Christopher M. Vick R.L.S #2164 on 19 November 2021.

**Tract #2**

Beginning at a 1/2" pipe (set) being the southwestern corner of this described property as well as being located S 03°49'24" W 21.01 feet from a 4" wood fence post; thence going with the Jimmy Franklin property N 04°15'58" E 268.64 feet to a steel fence post; thence N 04°16'46" E 492.57 feet to a steel fence post; thence N 04°16'41" E 37.00 feet to a point in the center of Carr Creek; thence leaving Franklin and going with the meanders of the said creek N 73°01'08" E 217.40 feet; thence N 82°06'29" E 86.13 feet; thence leaving the creek and going with the remainder of the Sherrie Renea Hancock property S 02°05'01" E 35.34 feet to a 1/2" pipe (set); thence S 02°05'01" E 1222.98 feet to a 1/2" pipe (set); thence leaving Hancock and going with the Jack McCormick property N 65°45'45" W 187.21 feet to a steel fence post; thence leaving McCormick and again going with the Jimmy Franklin property N 43°34'26" W 155.58 feet to a steel fence post; thence N 32°53'05" W 169.14 feet to a steel fence post; thence N 27°44'48" W 61.66 feet to a 1/2"

MAP 71 GP PARCEL 006  
N/C SPLIT  
CARA BOONE  
ASSESSOR OF PROPERTY  
OVERTON COUNTY  
LIVINGSTON, TN 38570  
JCB

pipe (set) to the beginning being 8.71 acres as surveyed by Christopher M. Vick R.L.S #2164 on 19 November 2021.

This above described tracts are subject to a non-exclusive 25' Easement and right-of-way for Ingress and Egress as referenced in Plat Cabinet A Slide 195-A and RB 80 Page 383

The previous and last conveyance being a Quitclaim Deed from Johnny H. Franklin, Jr., to Sherrie Renea Hancock, being one and the same as Sherrie Allred Hancock, of record in Record Book 80, Page 383, Register's Office of Overton County, Tennessee.

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

I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself, my heirs and assigns, 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.

WITNESS my hand this the 21<sup>st</sup> day of January, 2022.

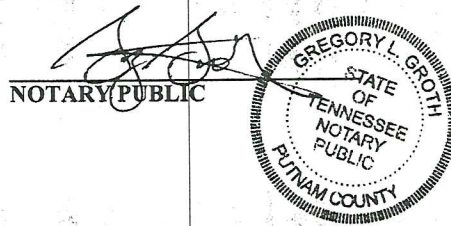
Sherrie Renea Hancock  
SHERRIE RENEA HANCOCK

**STATE OF TENNESSEE  
COUNTY OF PUTNAM**

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Sherrie Renea Hancock**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 21<sup>st</sup> day of January, 2022.

My Commission Expires: 4/17/23



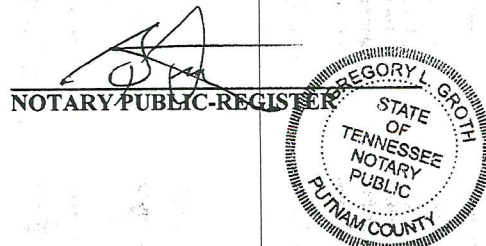
**STATE OF TENNESSEE  
COUNTY OF PUTNAM**

The actual consideration or value, whichever is greater, for this transfer is \$120,000.00.

Heather J. J...  
AFFIANT

Subscribed to and sworn before me this the 21<sup>st</sup> day of January, 2022.

My Commission Expires: 4/17/23



Kim Copeland, Register  
Overton County  
Rec #: 54624 Instrument #: 73563  
Rec'd: 10.00 Recorded  
State: 444.00 2/7/2022 at 9:20 AM  
Clerk: 1.00 in Record Book  
Other: 2.00  
Total: 457.00  
264  
PGS 716-717