

13
MAP 54 GP CTL/MAP PARCEL 20.00
N/C SPLIT COMB

MELYNDA SULLIVAN
ASSESSOR OF PROPERTY
FENTRESS COUNTY
JAMESTOWN, TN 38556

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 Colorado limited liability company, has this day bargained and sold and by these presents does hereby bargain, sell, transfer, and convey unto **MIDLAND TRUST COMPANY**, as Custodian FBO Ursula Lucas #1719623, its successors, representatives and assigns, the following described tract of land, lying and being in the **FIRST CIVIL DISTRICT** of Fentress County, Tennessee, described as follows:

Map 73, Portion of Parcel 1.00

Map 84, Parcel 20.00

Being **Lot 75 of Sawyer's Ridge, Phase III**, a plat of which is of record at Plat Book 8, page 73, Register's Office, Fentress County, Tennessee.

Being the same property acquired by DH Development, LLC, by virtue of a deed dated May 19, 2021, from DH Timberland, LLC, of record at Book 340, page 229, Register's Office, Fentress County, Tennessee.

This conveyance is made subject, however, to Declaration of Covenants and Restrictions as recited of record at Book 327, page 307, Register's Office, Fentress County, Tennessee and to the Supplemental Declaration of record at Book 340, page 456, said Register's Office; and to such easements, conditions, and other matters shown on the plat of Sawyer's Ridge of record at Plat Book 8, page 73, said Register's Office.

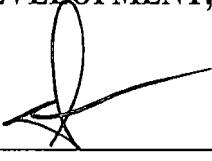
To have and to hold the above described tract or parcel of land unto the grantee herein named, its successors, representatives and assigns, in fee simple, forever.

Grantor covenants with the grantee herein named, its successors, representatives and assigns, that it is lawfully seized and possessed of said land; has a good and lawful right to convey the same; it is free and unencumbered, except as herein set out; and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and Grantor binds its successors, assigns, and representatives by the above covenants.

This instrument prepared by:
LOONEY & CHADWELL TITLE SERVICES
156 Rector Avenue, Crossville, Tennessee 38555
C3: B/Sawyer's Ridge/DH Development to Lucas (Lot 75 Ph III)

EXECUTED this 13 day of July, 2021.

DH DEVELOPMENT, LLC

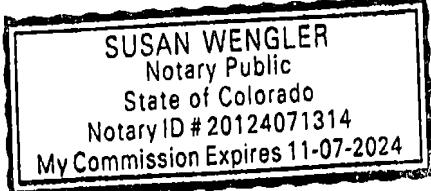
By: 

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 Daron M. Patch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative of **DH Development, LLC**, a Colorado **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 seal this 13 day of July, 2021.



Susan Wengler
NOTARY PUBLIC

My commission expires: Nov. 7, 2024

The name and address of a property owner is:

Ursual Lucas
3035 Piney Level Rd., Maryville, TN 37803

The name and address of the person or entity responsible for 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)

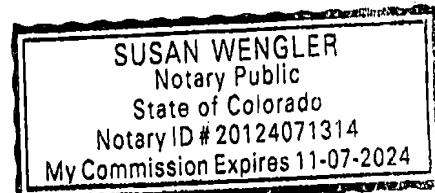
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$44,900.00, which amount is equal to or greater than the amount which property transferred would command at a fair, voluntary sale.

A graph of an Affiant function. The curve starts at the origin, goes down and to the left, then up and to the right, forming a cusp and a loop. The word "Affiant" is written below the x-axis.

Subscribed and sworn to before me this 13 day of July, 2021.

Susan Wengle
NOTARY PUBLIC

My commission expires: Nov. 7, 2024



BK/PG: 344/45-47

21002835

3 PGS:AL-DEED	
TRISH BATCH: 53324	07/19/2021 - 09:44:56 AM
VALUE	44900.00
MORTGAGE TAX	0.00
TRANSFER TAX	166.13
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	184.13

STATE OF TENNESSEE, FENTRESS COUNTY
TRISH SLAVEN
REGISTER OF DEEDS