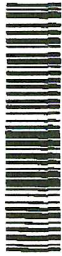


BK/PG: WD94/170-171

10000045



2 PGS : AL - QUITCLAIM DEED	
BRENDA BATCH: 8273	01/08/2010 - 11:57:37 AM
VALUE	18332.14
MORTGAGE TAX	0.00
TRANSFER TAX	67.83
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	80.83

STATE OF TENNESSEE, CLAY COUNTY  
BRENDA BROWNING  
REGISTER

### QUITCLAIM DEED

TRANSFERRED  
MAP 66 P 34/1  
BILLY R. SMITH  
ASS. PROPERTY APPROVED

A298-10  
R298-04



I, or We, swear of affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is \$ 18,332.14 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

THIS QUITCLAIM DEED, Executed this 7<sup>th</sup> day of January, 2010 (year),

by first party, Grantor, MARY D. MARTIN (AKA) CASSIANDA MAC CONNER

whose post office address is 3301 Wet Mill Creek Road

to second party, Grantee, H. DWIGHT + ARDELL Y. WATTERS FAMILY TRUST

whose post office address is 555 CABIN LANE CELINA, TENNESSEE 38551

WITNESSETH, That the said first party, for good consideration and for the sum of Eighteen Thousand Three Hundred ~~Two~~ <sup>14</sup>/<sub>100</sub> Dollars (\$18,332.14) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances there- to in the County of CLAY, State of Tennessee to wit:

#### EXHIBIT A

LYING and being in the 3<sup>rd</sup> Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING on an iron post a corner to Nosker near intersection of roads; Thence N 40°-00' West 418 feet to an iron post at edge of roads; Thence N 48° -30' East 400 feet to iron post; Thence N 17° -00' East 317 feet to a point in line of U.S. Government; Thence S 79° -35' East 200 feet to a point; Thence S 17° -00' West 700 feet to an iron post; Thence S 33° -00' West 200 feet to the beginning. Containing 5.0 acres more or less. This being a portion of Phase No. 2 and all of Tract No. 14 as shown on existing plat, done by Willie Watson, License No. 406, of Clay County.

The previous and last conveyance being a Quit Claim Deed from John P. Martin to Mary C. O'Rourke Martin, of record in Warranty Deed Book 88, Page 3, Register's Office, Clay County, Tennessee.  
Book WD94 Page 170

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Brenda Smith  
Signature of Witness

Cassianna MacConner  
Signature of First Party

Brenda Smith  
Print name of Witness

Cassianna MacConner  
Print name of First Party

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature of First Party

\_\_\_\_\_  
Print name of Witness

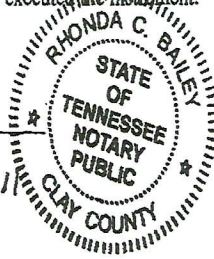
\_\_\_\_\_  
Print name of First Party

State of Tn.  
County of Clay  
On Jan 8<sup>th</sup>, 2010  
appeared

before me, Cassianna MacConner

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Rhonda C. Bailey  
Signature of Notary  
Commission 10-05-2011



Affiant  Known  Produced ID   
Type of ID \_\_\_\_\_  
(Seal)

State of \_\_\_\_\_  
County of \_\_\_\_\_  
On \_\_\_\_\_  
appeared

before me,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary

Affiant  Known  Produced ID   
Type of ID \_\_\_\_\_  
(Seal)

Send TAX bill To  
H. Dwight Watters  
555 Cabin Lane  
Celina Tn, 38551

H. Dwight Watters  
Signature of Preparer  
H. DWIGHT WATTERS  
Print Name of Preparer

555 CABIN LANE CELINA TN 38551  
Address of Preparer

Name and Address of New Owner:

H Dwight Watters and Ardell Y. Watters, Trustees of H. Dwight and Ardell Watters Family  
Trust dated May 3, 1991  
555 Cabin Hill Road  
Celina, TN 38551

Send Tax Bills To:

H Dwight Watters and Ardell Y. Watters, Trustees of H. Dwight and Ardell Watters Family  
Trust dated May 3, 1991  
555 Cabin Hill Road  
Celina, TN 38551

This Instrument Prepared By:

Ian Deaderick  
Deaderick Law, PLLC  
480 Neal Street  
Ste. 201  
Cookeville, TN 38501

Map & Parcel No: 066-034.11

**BK/PG: WD128/373-375**  
**25000506**

3 PGS:AL-CORRECTED WARRANTY DEED	
BRENDA BATCH: 28201	
05/13/2025 - 11:29:52 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, CLAY COUNTY  
**BRENDA BROWNING**  
REGISTER OF DEEDS

**CORRECTION WARRANTY DEED**

This deed is being recorded to correct the **Grantor and Grantee** in the Deed recorded at **Book WD94, Page 170**, in the Clay County Register of Deeds. The effective date of transfer shall date back to the above mentioned 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, **Mary C. O'Rourke Martin NKA Cassianna MacConner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **H Dwight Watters and Ardell Y. Watters, Trustees of H. Dwight and Ardell Watters Family Trust dated May 3, 1991**, "the Grantees," the following described real estate in Clay County, Tennessee:

LYING and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

BEGINNING on an iron post a corner to Nosker near intersection of roads; Thence N 40°-00' West 418 feet to an iron post at edge of roads; Thence N 48°-30' East 400 feet to iron post; Thence N 17°-00' East 317 feet to a point in line of U.S. Government; Thence S 79° -35' East 200 feet to a point; Thence S 17° -00' West 700 feet to an iron post; Thence S 33° -00' West 200 feet to the beginning. Containing 5.0 acres more or less. This being a portion of Phase No. 2 and all of Tract No. 14 as shown on existing plat, done by Willie Watson, License No. 406, of Clay County.

MAP 1010 TRANSFERRED 34.03  
ANGIE EADS CM  
ASSESSOR OF PROPERTY APPROVED

The previous and last conveyance being a Quit Claim Deed from John P. Martin to Mary C. O'Rourke Martin, of record in Warranty Deed Book 88, Page 3, Register's Office, Clay County, Tennessee.

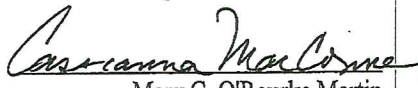
Mary C. O'Rourke Martin and Cassianna MacConner are one and the same person.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the

5 day of May, 2025.

  
Mary C. O'Rourke Martin  
NKA Cassianna MacConner

STATE OF TENNESSEE  
COUNTY OF Overton

On this 5 day of May, 2025, before me personally appeared Mary C. O'Rourke Martin NKA Cassianna MacConner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of May, 2025.

  
Notary Signature  
My commission expires: 7-30-25



H. Dwight and Ardell Watters Family Trust dated May 3, 1991

Q. 115.

H. Dwight Watters  
H. Dwight Watters, Trustee

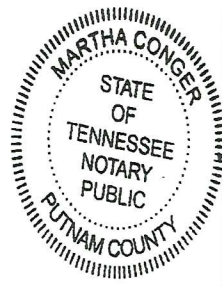
Ardell Y. Watters  
Ardell Y. Watters, Trustee

STATE OF TENNESSEE  
COUNTY OF Overton

On this 12 day of May, 2025, before me personally appeared H. Dwight Watters and Ardell Y. Watters, Trustees of H. Dwight and Ardell Watters Family Trust dated May 3, 1991, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of May, 2025.

Martha Conger  
Notary Signature  
My commission expires: 7-30-25



**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

H. Dwight Watters  
(Affiant)

STATE OF TENNESSEE  
COUNTY OF Overton

Sworn to and subscribed before me this 12 day of May, 2025.

Martha Conger  
Notary Signature  
My commission expires: 7-30-25  
File No. 03523-Watters

