

TRANSFERRED
Real Property Tax Responsibility: MAP# PAR# C O R S
Thomas B. Ferguson
52 28.22
SEP 12 2025
4118 THREE OAKS RD.
PLANT CITY, FLA. 33565 *Kaleb Allen*
ASSESSOR OF PROPERTY

This Instrument Prepared By:
Lee G. Richardson
Attorney at Law
Gainesboro, TN 38562

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, ANTHONY S. FERGUSON as to my one-half (1/2) undivided interest, hereinafter called Grantor, have this day bargained and sold and by these presents do sell, transfer and convey unto THOMAS B. FERGUSON, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated in the First (1st) Civil District of Jackson County, Tennessee, and more particularly described as follows, to wit:

Being Tax Map 52, Parcel 28.22, according to the Tax Assessor's Office, Jackson County, Tennessee.

BEGINNING at a point in a fence line, said point being the southeast corner of Parmer (G3, Page 169) and running with the line of Parmer N 62° 11' W 568 feet to a point; thence N 58° 00' W 168 feet to a point in middle of existing road; thence with centerline of existing road N 18° 13' E 92 feet to a point; thence N 05° 07' E 79 feet to a point; thence N 20° 59' W 100 feet to a point; thence N 75° 24' W 112 feet to a point; thence S 72° 32' W 99 feet to a point; thence leaving the centerline of existing road and running N 71° 20' W 321 feet to a point; thence N 08° 18' W 166 feet to a point; thence N 07° 15' E 46 feet to a point; thence with the line of Smith (Y1, Page 493) S 75° 01' E 630 feet to a point; thence S 32° 50' E 159 feet to a point; thence S 01° 40' W 311 feet to a point; thence S 68° 39' E 580 feet to a point in fence line; thence with fence line S 29° 43' W 120 feet to the point of BEGINNING, containing 5.00 Acres, more or less, according to an unrecorded plat by Wiggins Land Surveying & Drafting Co., Gainesboro, TN.

This conveyance is subject to the following:

1. Easement in favor of Upper Cumberland Electric Membership Corporation of record in Record Book 21, page 457, Register's Office for Jackson County, Tennessee.
2. Reservation of Driveway Easement over the subject property in favor of adjacent property owner, of record in Record Book 72, page 347, Register's Office for Jackson County, Tennessee.

This is unimproved property located on Shelley Road in Gainesboro, Tennessee, and said property is sold as is.

The previous and last conveyance being by Warranty Deed from John W. Harrigan to Anthony S. Ferguson and Thomas B. Ferguson recorded in Record Book 112, page 1135, in the Register's Office of Jackson County, Tennessee.

This conveyance is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

It is your responsibility to place this instrument of public record. Failure to do so immediately may adversely affect your title to this property or the priority of your interest.

Opinions of title, description or survey are not certified by this Deed.

THE DESCRIPTION WAS TAKEN FROM INFORMATION FURNISHED AND APPROVED BY THE PARTIES.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. And I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this 21 day of August, 2025.

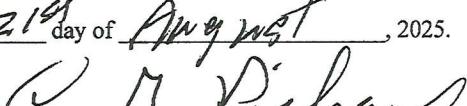

ANTHONY S. FERGUSON

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF JACKSON)

Personally appeared before me, the undersigned authority in and for said County and State, the within named **ANTHONY S. FERGUSON**, the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 21st day of August, 2025.

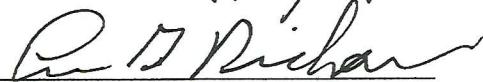

Lee G. Richardson
NOTARY PUBLIC



I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is \$ —0—, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.


Anthony S. Ferguson
AFFIANT

Subscribed and sworn to before me this the 21st day of August, 2025.


Lee G. Richardson
REGISTER or NOTARY PUBLIC

My Commission Expires: 8/11/29



BK/PG: 125/925-927

25001852

	3 PGS:AL-WARRANTY DEED
	LORI BATCH: 49084 09/12/2025 - 10 47 06 AM
	VALUE 0.00
	MORTGAGE TAX 0.00
	TRANSFER TAX 0.00
	RECORDING FEE 15.00
	ARCHIVE FEE 0.00
	DP FEE 2.00
	REGISTER'S FEE 0.00
	TOTAL AMOUNT 17.00

STATE OF TENNESSEE, JACKSON COUNTY
MICHELLE HIX
REGISTER OF DEEDS