

This instrument was prepared by Kelly R. Williams, based on information furnished. Unless a separate signed document is provided by preparer, no representation is made as to the accuracy of the description or the status of the title of the said property.

AFTER BEING PROPERLY EXECUTED, THIS DEED MUST BE IMMEDIATELY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF THE COUNTY OR COUNTIES WHERE THE PROPERTY IS LOCATED.

THIS INSTRUMENT PREPARED BY:

KELLY R. WILLIAMS
ATTORNEY AT LAW
P.O. BOX 608
LIVINGSTON, TN 38570

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QUIT-CLAIM DEED

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FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, I, **MARK A. COBBLE**, hereinafter referred to as **GRANTOR**, have this day bargained and sold and by these presents do transfer and convey unto **MARK A. COBBLE AND WIFE, CHERYL ANNE COBBLE, WITH RIGHT OF SURVIVORSHIP** hereinafter referred to as **GRANTEE**, their heirs, successors or assigns, any interest they have in and to a certain tract or parcel of land lying and being in 3rd (Third) Civil District of Overton County, Tennessee, and being more particularly described as follows, to-wit:

Tract One: Beginning on a hickory, the Wm. Ayers northwest corner and running west with W.R. Smith's line to Charles Brown's N.E. corner (now Mrs. G.W. Hawkins' N.E. corner); thence southward with Charles Brown's (Mrs. G.W. Hawkins) line _____ poles to a stone, his (or her) southeast corner; thence west with his (or her) line to a stone 10 feet west of the Maxwell Chapel black gum corner in J.H. Ward's line; thence southward with J.H. Ward's and G.T. Sharp's line to a chestnut; thence eastwardly with Bennett and Ayers line to a stake, the old Ben Bilyeu corner; then Northwardly with Ayers' old lines, line of the Willefort tract to the beginning. Containing 95 acres, more or less.

Tract One "A": Being land we purchased from Robert Maxwell and wife. Beginning on a set limestone the Tommie Gibbons southeast corner

42 GP PARCEL SPLIT
CARA BOONE
ASSESSOR OF PROPERTY
OVERTON COUNTY
LIVINGSTON, TN 38570
MAY N/C

and running with the East boundary of the same North 10-1/2 West 25-1/2 poles to a stone; thence North 85-1/2 East 21-14/24 poles to a set stone in Edna Langford's line; thence South 8 degrees East 18-1/5 poles to a set stone; thence South 62 degrees West with Tharp's line 21-1/5 poles to the beginning, and containing 2-3/4 acres, more or less.

Tract One "B": Being a tract of land we purchased from Tom Thorpe. Beginning on a set stone the G.G. Brown old Southeast corner, now corner to Mrs. Tom Gibbons and to Flora Gibbons aforesaid and running thence South 22 degrees West with the Brown line 26-14/25 poles to a stake in same; thence 82-1/2 East 40-4/5 poles to a stone in a hollow on the West side of a drain; thence North 31 degrees West 30 poles to a stone in the South boundary of the George Copelands place; thence South 62 degrees West 17 poles to the beginning and containing by estimation 3-8/10 acres, be the same more or less.

Exclusion: There is excluded from above boundary a tract of approximately 4-1/2 acres which we heretofore conveyed to our daughter, Estelle King. Said Exclusion is of record in WD Book 112, page 407, reference to which is here made for a more complete description of the exclusion.

The Previous and last conveyance being a Quit Claim Deed from James C. Cobble and Teresa Jane Cobble Bouis to Mark A. Cobble recorded in Note Book 76, Page 52 and Recorded in Warranty Deed Book 300, Page 288 at the Register's Office of Overton County, Tennessee.

The above description of said property is the same description from previous deed. No alteration or changes have occurred in said description.

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.

Witness my hand on this the 02nd day of January, 2023.

Mark A Cobble
MARK A. COBBLE, GRANTOR

STATE OF TENNESSEE
COUNTY OF OVERTON

Personally, appeared before me the undersigned authority, a Notary Public in and for said County and State the within named, **MARK A. COBBLE GRANTOR**, the bargainer, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Mark A Cobble
MARK A. COBBLE, GRANTOR

Witness my hand and official seal of office on this 2 day of January, 2023.

Robby R. Hillery
NOTARY PUBLIC

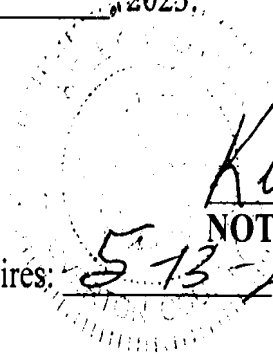
MY COMMISSION EXPIRES: 5-13-2024

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER,
FOR THIS

TRANSFER IS \$ M

Mark A Cobble
AFFIANT

Sworn to and subscribed to before me this the 2 day of January, 2023.



Kelly R. White
NOTARY PUBLIC

My Commission Expires: 5-13-2026

Property Owner

Individual Responsible for taxes:

Mark Cobble

Cheryl Cobble

157 Boles Road

Hilham, TN 38568

Jimmy Conner, Register
Overton County

Rec #: 59111	Instrument #: 79175
Rec'd: 20.00	Recorded
State: 0.00	2/21/2023 at 10:38 AM
Clerk: 0.00	in Record Book
Other: 2.00	286
Total: 22.00	PGS 959-962