

This Instrument Prepared By:

James D. White, Jr.
Attorney at Law
101 Green Street
Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Russell W. Hertaus

Address: 853 Rock Springs Rd.

City: Celina

State: TN

Zip: 38551

Map: _____ Parcel: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Thousand Dollars (\$20,000.00), cash in hand paid, the receipt and adequacy of which is hereby acknowledged, we, LONNIE WATSON and wife, PEGGY WATSON, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer and convey unto RUSSELL W. HERTAUS, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated, lying and being in the 5th Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

A certain tract of land lying in Clay County, Tennessee, being a portion of Tax Parcel 016C A 001.08 and located in the community of Dale Hollow northeast of Celina on the north & west side of an unnamed gravel road located off of Rock Springs Road; the Point of Beginning having TN State Plane Coordinate (NAD 83 — 2011) of N: 829396.76, E: 2146658.36; being all of Lots 408-412 of the Dale Hollow Shores Subdivision as previously recorded in Plat Book 1 Page 15 and being a portion of Tract 11 of the Lonnie & Peggy Watson property as previously recorded Record Book 120 Page 394; being all of Tract 11-1 of the Subdivision Plat of the Lonnie & Peggy Watson Property & Revision of Lots 408-415 of the Dale Hollow Shores Subdivision completed in conjunction with this description, and being more particularly described as follows:

The basis of the bearings for this legal description is grid north as established by Tennessee State Plane Coordinates, Zone 4100. All iron pins set are 1/2"x18" iron pins with 1" yellow plastic cap stamped "B. Hester RLS 3502"; all witness pins set are 1/2" iron pins with 1" yellow plastic cap stamped "Witness RLS 3502".

Beginning at an iron pin set at the southwest corner of the aforementioned Tract 11-1 and in the north right of way of an unnamed gravel road (40' r/w per Plat Book 1 Page 15), said pin intended to be the southwest corner of Lot 412 and a common corner of Lot 413 of the aforementioned Dale Hollow Shores Subdivision.

Thence, leaving the right of way of the unnamed gravel road and bisecting the lands of the parent tract and with the line of Lot 413, N 27°51'13" W a distance of

MAP 416C A 001.08 TRANSFERRED
ANGIE EADS CM P. W. D. S. P. 14
ASSESSOR OF PROPERTY APPROVED

320.34' to an iron pin set at the northwest corner of Lot 412 and at the southwest corner of Lot 410.

Thence, leaving the line of Lot 412 and with the rear line of Lots 410, 409 & 408 and continuing to bisect the lands of the parent tract, N 09°16'50" W a distance of 826.89' to an iron pin set in the line of the US Army Corps of Engineers (no source found), said pin being located N 71°41'56" E a distance of 165.87' from a 4" diameter concrete monument with a 3" brass disc stamped "Army Corps of Engineers" found at a corner of the parent tract.

Thence, with the line of the Army Corps of Engineers the following three calls, N 74°41'56" E a distance of 274.70' to a 4" diameter concrete monument with a 3" brass disc stamped "Army Corps of Engineers" found, said monument being the northeast corner of the parent tract.

Thence, S 33°04'25" E a distance of 439.30' to a 4" diameter concrete monument with a 3" brass disc stamped "Army Corps of Engineers" found.

Thence, S 36°44'10" E a distance of 95.03' to an iron pin set in the north line of Lot 407 of the aforementioned Dale Hollow Shores Subdivision, Patricia A. Roberts Living Trust (Record Book 122 Page 365).

Thence, leaving the line of the Army Corps of Engineers and with the line of Lot 407 the following two calls, S 79°06'41" W a distance of 64.55' to an iron pin set.

Thence, S 09°15'13" E a distance of 139.74' to an iron pin set in the north right of way of the cul de sac of the aforementioned unnamed gravel road and passing through a 1/2" iron pipe found at a distance of 125.03'.

Thence, leaving the line of Lot 407 and with the right of way of said unnamed gravel road the following nine calls, with a curve turning to the left with an arc length of 102.54', with a radius of 40.00, with a chord bearing of S 03°58'36" W, with a chord length of 76.68' to an iron pin set.

Thence, S 08°56'45" E a distance of 288.10' to an iron pin set.

Thence, S 32°07'41" W a distance of 27.83' to meander point (not set).

Thence, S 10°44'57" E a distance of 46.47' to an iron pin set.

Thence, S 28°49'14" W a distance of 54.98' to an iron pin set.

Thence, S 51°55'20" W a distance of 11.42' to an iron pin set.

Thence, S 83°53'13" W a distance of 76.53' to an iron pin set.

Thence, S 62°28'03" W a distance of 155.47' to a meander point (not set).

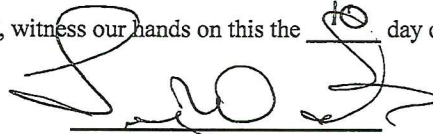
Thence, S 61°09'18" W a distance of 24.55' to the point of **Beginning**, containing 429,120 +/- square feet (9.85 acres) as surveyed by Hester Precision Surveys, Charles B. Hester, RLS 3502 completed on November 1, 2023. Said lands are identified as Tract 11-1 in Plat Book 1, page 893, ROCCTN.

And being a portion of the lands conveyed to Lonnie Watson and wife, Peggy Watson, from Jeff Watson by warranty deed dated May 11, 2022, and recorded in Deed Book 120, pages 394-395, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD 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 we do

covenant with the said Grantee that we are 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 we do further covenant and bind ourselves, our 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 our hands on this the 10 day of June, 2024.



LONNIE WATSON

P. Watson
PEGGY WATSON

STATE OF TENNESSEE

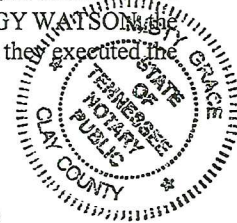
COUNTY OF CLAY

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named LONNIE WATSON and wife, PEGGY WATSON, as bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of June, 2024.

Misty Grace
NOTARY PUBLIC

My Commission Expires: 8/26/2025



I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$20,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.



AFFIANT

Sworn to and subscribed to before me this 10 day of June 2024.

Brenda Browning, Register
NOTARY PUBLIC
My Commission Expires: 8/31/2026



BK/PG: WD126/14-16

24000571

3 PGS:AL-WARRANTY DEED	
BRENDA BATCH: 26817	
06/10/2024 - 02:00:45 PM	
VALUE	20000.00
MORTGAGE TAX	0.00
TRANSFER TAX	74.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	92.00

STATE OF TENNESSEE, CLAY COUNTY
BRENDA BROWNING
REGISTER OF DEEDS