

TRANSFERRED
MAP# PAR# COR S
59A-A-15.00
SEP 16 2024

Real Property Tax Responsibility:
Kathleen Drexler

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 Seventeen Thousand Nine Hundred (\$17,900.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, We, **JASON A. SEARLES and wife, ASHLEY G. SEARLES**, hereinafter called Grantors, have this day bargained and sold and by these presents do sell, transfer and convey unto **KATHLEEN DREXLER**, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated in the eleventh (11th) Civil District of Jackson County, Tennessee, and more particularly described as follows, to wit:

Being Tax Map 59 H A, Parcel 15.00, according to the Tax Assessor's Office, Jackson County, Tennessee.

Being situated and located in the Eleventh (11th) Civil District of Jackson County, Tennessee and more particularly described as follows:

And, Being Lot # Fifty-One (51), of the "Cumberland Valley Estates Phase II", according to a Plat done by Bartlett Surveying of Cookeville, TN, which Plat is recorded in Plat Book 2 page 326- 327 Register's Office Jackson County, Tennessee. Boundary lines of the said lots set forth in the said Plat are incorporated here by reference.

The previous conveyances of the above described tracts are deeds from Douglas Hughes and Nita Hughes recorded in Book 82 pages 58 Register's Office 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.

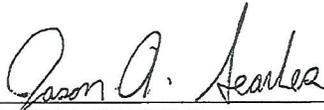
It is your responsibility to place this instrument of public record. Failure to do so immediately may adversely affect your title to this property or the priority of your interest.

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

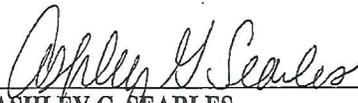
THE DESCRIPTION WAS TAKEN FROM INFORMATION FURNISHED AND APPROVED BY THE PARTIES.

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 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 27 day of June, 2024.



JASON A. SEARLES



ASHLEY G. SEARLES

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned authority in and for said County and State, the within named **JASON A. SEARLES and wife, ASHLEY G. SEARLES**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 27 day of June, 2024.



NOTARY PUBLIC

My Commission Expires: 07/14/2026



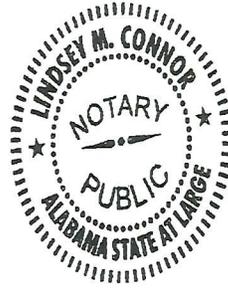
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is \$ 17,900, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kelly Adreles
AFFIANT

Subscribed and sworn to before me this the 7th day of August, 2024.

Lindsey M. Connor
REGISTER or NOTARY PUBLIC

My Commission Expires: 7/7/2027



BK/PG: 119/1108-1110	
24001766	
3 PGS:AL-WARRANTY DEED	
MICHELLE BATCH: 46328	09/15/2024 - 08:37:03 AM
VALUE	17900.00
MORTGAGE TAX	0.00
TRANSFER TAX	66.23
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	84.23

STATE OF TENNESSEE, JACKSON COUNTY
MICHELLE HIX
REGISTER OF DEEDS

GENERAL WARRANTY DEED

Prepared based on information furnished by the parties. Preparation of the deed alone does not entail or imply any opinion by the preparer as to state of title, adequacy/accuracy of the description or fitness of the property for any purpose.

Name and Address of Grantee(s):
JASON A. SEARLES and WIFE, ASHLEY G. SEARLES.
2707 Old Walton Rd
Cookeville, TN 38506

TRANSFERRED
MAP# 59A PAR# A COR S
AUG 15 2016 15.00

SALLY HIGMAN
ASSESSOR OF PROPERTY

Map __, Group __, Parcel __

FOR AND IN CONSIDERATION OF ten dollars (\$10.00) cash in hand and other good and valuable consideration the receipt and legal sufficiency of all of which are hereby acknowledged, I/we, **DOUGLAS HUGHES and NITA HUGHES** (herein called "Grantor(s)"), has/have this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **JASON A. SEARLES and WIFE, ASHLEY G. SEARLES** (herein called "Grantee(s)") their heirs and assigns the below described real property, being situated and located in the 11th Civil District of Jackson County, Tennessee and more particularly described as follows:

Being Lots # 51 of "Cumberland Valley Estates Phase II", according to a plat done by Bartlett Surveying of Cookeville, Tennessee, which plat is recorded in Plat Book 2 page 326, Register's Office Jackson County, Tennessee (R.O.J.C.T.). Description of the boundaries of the said lots is incorporated here by reference to the said plat.

THE PREVIOUS AND LAST conveyances being Warranty Deeds recorded in

Record Book 68 pages 1146 R.O.J.C.T.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee(s), his/her/their heirs and assigns in fee simple forever.

Grantor(s) covenants that Grantor(s) is/are lawfully seized and possessed of said real estate, has/have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered; and, Grantor(s) will forever warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has/have caused this instrument to be executed on this 10th day of August 2016.

By *Douglas Hughes*
Douglas Hughes

By *Nita Hughes*
Nita Hughes

STATE OF Washington
COUNTY OF King

Before me, Maria F Gallo, a duly appointed and serving notary public in and for the State and County aforesaid, personally appeared Douglas Hughes and Nita Hughes with whom I am personally acquainted [or proved to me on the basis of satisfactory evidence], and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained, and that he is duly authorized to so act for the Grantor.

WITNESS my hand and seal, this 10th day of August, 2016.

[Signature]

Notary Public
My Commission Expires: 09/27/2019



AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF JACKSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is \$ 15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]

Affiant/Grantee



Kim Barham Register 8-31-2012

Grantee is advised that, upon delivery of this deed to you, it is your responsibility to get this deed recorded in the Registers Office of the County where the property is located immediately. If you fail in this, your interests in this property may be adversely affected.

BK/PG: 82/68-69
16001340

2 PGS-AL-WARRANTY DEED	
KIM BATCH: 27459	08/15/2016 - 10:31:45 AM
VALUE	15000.00
MORTGAGE TAX	0.00
TRANSFER TAX	55.50
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	68.50

STATE OF TENNESSEE, JACKSON COUNTY
KIMBERLY JANE BARHAM
REGISTER OF DEEDS