

**TO BE RECORDED IN THE REGISTER'S  
OFFICE FOR CLAY COUNTY, TENNESSEE**

This Instrument Prepared By:  
William Hershel Lacy  
Attorney At Law  
P.O. Box 386  
Celina, Tennessee 38551

BK/PG: WD103/422-423	
15000224	
2 PGS:AL-MASTERS TAX DEED	
BRENDA BATCH: 14242	
03/12/2015 - 03:31:12 PM	
VALUE	1600.00
MORTGAGE TAX	0.00
TRANSFER TAX	5.92
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	18.92
STATE OF TENNESSEE, CLAY COUNTY	
BRENDA BROWNING	
REGISTER OF DEEDS	

**TAX IDENTIFICATION**

MAP 065 GROUP     PARCEL 003.10 Lot # 6

TRANSFERRED  
MAP 65 G CM 65 P 310  
BILLY R. SMITH  
ASSESSOR OF PROPERTY APPROVED

THE ATTORNEY PREPARING THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATUS OF TITLE OR DESCRIPTION OF THE PROPERTY. THIS INSTRUMENT IS PREPARED BASED ON INFORMATION FURNISHED TO THE PREPARER.

**RESPONSIBLE TAXPAYER AND NEW PROPERTY OWNER:**

Name: Johnny Rich & Denisa Rich  
Address: 1042 Mitchell Street  
Celina, Tennessee 38551

**MASTER'S TAX DEED**

WHEREAS, a decree was rendered in the cause of The State of Tennessee for the use and benefit of Clay County, Tennessee V. Clay County Delinquent Taxpayers, in the Chancery Court of Clay County, Case No. 4037, at its March 22, 2013 Term and entered in the Minute Book "11", Pages 636-638, commanding me to sell for the nonpayment of County Taxes for the years 2002, 2003, 2004, 2005, 2006, 2007, 2008 and 2009, the following tract or parcel of land situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit;

Assessed to Alejandro Monge etux Alexandria M. Monge; Being MAP 065 GROUP      
PARCEL 003.10 Lot # 6 Forest Trails

WHEREAS, said tract of land was by me sold accordingly on the 10th day of April, 2013, and **JOHNNY RICH and wife, DENISA RICH**, became the purchaser, and said sale was confirmed by said Court at Chambers on the 3rd day of May, 2013, and duly entered on Chambers Minute Book "11", Pages 659-661; and

WHEREAS, in the event said land was not redeemed, as provided by law and within the time required by law, I was authorized and directed by said decree to execute and deliver a deed, conveying to **JOHNNY RICH and wife, DENISA RICH**, the said purchaser, all the right, title and interest of all parties to this suit; and

WHEREAS, more than one (1) year has elapsed and said property has not been redeemed and the purchaser has demanded a deed;

NOW, THEREFORE, in consideration of the premises and of the sum of **ONE THOUSAND SIX HUNDRED (\$1,600.00) DOLLARS and NO CENTS**, to me paid by **JOHNNY RICH and wife, DENISA RICH**, and I, **L. RENE DAVIS**, Clerk and Master of said Court, by virtue of the power and authority conferred upon me by said decree, do, by this deed, grant, convey and confirm unto the said

JOHNNY RICH and wife, DENISA RICH, their heirs and assigns, forever, all the right, title and interest of all the parties to said suit in and to said tract of land and every part and parcel thereof, with the appurtenances and estate thereto belonging, insofar as I am authorized to do so.

WITNESS MY HAND on this the 8<sup>th</sup> day of May, 2014.

L. Rene Davis  
L. RENE DAVIS,  
CLERK & MASTER

STATE OF TENNESSEE )

COUNTY OF CLAY )

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the County and State aforesaid, L. RENE DAVIS, CLERK & MASTER with whom and whose official position I am personally acquainted, and who acknowledged that she executed the within instrument as CLERK & MASTER on the date it bears date, and for the purposes therein contained.

Witness my hand and official seal this the 8<sup>th</sup> day of May, 2014.

August 21, 2017  
My Commission Expires

Jacqueline B. Burette  
Notary Public



I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 1,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me, this 12 day  
of March, 2014.

Denisa Rich  
Affiant

My Commission Expires: 8-31-2018

Brandon Bennett, Register  
Notary Public or Register

