

OWNER/RESPONSIBLE TAXPAYER:

\_\_\_\_\_  
\_\_\_\_\_

Map 033C, Group C, Parcel 021, 022 and 023

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, Tennessee 37929

File No. 212182 (TMA)

### WARRANTY DEED

THIS INDENTURE made as of the \_\_\_\_ day of \_\_\_\_\_, 2021, between BRENT SPENCER, First Party, and \_\_\_\_\_, Second Parties:

### WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to him in hand paid by said Second Parties, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Parties, the real property described as follows:

SITUATE in the SEVENTH (7th) Civil District of Jefferson County, Tennessee, and Being Lots 7, 8 and 9, in the Subdivision of the B. R. Hodge Property at New Market as shown by plat of record in Plat Cabinet C, Slide 71 (formerly Plat Book 4, Page 69), Register's Office, Jefferson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument and an iron pin in the South Right of way of Highway U.S. 11-E, said point being located 1100 feet, more or less, Westerly from the point of intersection of the South right of way of said highway with the West right of way of Nance's Ferry Road, thence from said BEGINNING point and with the West line of Clyde Berry, South 05 deg. 44 min. East, passing an iron pin at 300 feet and continuing for a total distance of 312.00 feet to a point on the North bank of Lost Creek, thence South 60 deg. 00 min. West 13.60 feet along the North bank of Lost Creek to a point, thence South 20 deg. 50 min. East 10 feet to a point in or near the center of Lost Creek, thence with the approximate center line of Lost Creek three (3) calls and distances as follows: South 0 deg. 00 min. West 32.00 feet to a point, South 30 deg. 00 min. West 127.00 feet to a point and South 77 deg. 50 min. West 203.60 feet to a point near the center of Lost Creek; thence with the Eastern line of Lot 10, North 21 deg. 51 min. West passing an iron pin at 22.4 feet and continuing for a total distance of 163.00 feet to an iron pin, thence with the southern lines of Lots 5 and 6, North 68 deg. 35 min. East 200.00 feet to an iron pin, thence with the common dividing line between Lots 6 and 7, North 21 deg. 51 min. West 200.66 feet to an iron pin in the South right of way of Highway U.S. 11E, thence with said right of way, North 68 deg. 35 min. East 232.50 feet to a concrete monument and an iron pin, the point of BEGINNING as shown by survey of James C. Quarrels, Registered Land

Surveyor, Jefferson County, Tennessee, dated April 21, 1989, and last revised May 8, 1989 and containing 2.27 acres, more or less.

BEING the same property conveyed to Brent Spencer by Warranty Deed from Rebecca Berry Guinn dated April 29, 2021, and recorded in Book 1606, page 521, in the Jefferson County Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Jefferson County Register's Office, and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Parties, their heirs, successors and assigns forever.

AND said First Party, for himself and his heirs, successors and assigns, does hereby covenant with said Second Parties, their heirs, successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth herein and 2021 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree to pay.

The above described property is commercial property and has never been used by First Party or any of his immediate family as a personal residence.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party has executed this instrument as of the day and year first above written.

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Brent Spencer

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, BRENT SPENCER, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$\_\_\_\_\_.

\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_