

This Instrument Prepared By:
LAUGHLIN, NUNNALLY, HOOD & CRUM, P.C.
100 South Main Street
Greeneville, TN 37743

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other valuable considerations, the receipt of all of which is hereby acknowledged, I, VICTOR F. DUGGINS, JR., hereinafter referred to as the GRANTOR, have this day bargained and sold, and does hereby transfer and convey unto _____, hereinafter referred to as the GRANTEES, their heirs and assigns, the following described real estate:

SITUATE in the 10th (formerly 13th) Civil District of Greene County, Tennessee, and being more particularly described as follows:

BEGINNING at a monument situated in the northern margin of the right-of-way of US Highway 11-E, corner to Justice; thence running with Justice North 26 deg. 35 min. East 251.00 feet to an iron pin, corner to Billy Mauk; thence running with Mauk two (2) calls: South 63 deg. 35 min. East 75.00 feet; thence North 26 deg. 35 min. East 43.10 feet to an iron pin, corner to Mauk; thence running with Mauk South 63 deg. 35 min. East 146.10 feet to a 1 inch pipe, corner to Lot 7 of College View Subdivision; thence running with Lot 7 of College View Subdivision South 26 deg. 08 min. West 45.00 feet to a pipe; thence continuing with Lot 7 and later Lot 7 of College View Subdivision South 64 deg. 50 min. East 129.25 feet to a 1 inch pipe; thence South 62 deg. 25 min. West 251.00 feet to a monument situated in the northern margin of the right-of-way of US Highway 11-E; thence running with the northern margin of the right-of-way of said highway North 63 deg. 35 min. West 351.40 feet to the point of BEGINNING, containing 2.166 acres, more or less, according to a survey of Anthony J. Lucas, Tennessee Registered Land Surveyor No. 321, dated February 6, 1970.

BEING a portion of the same property conveyed to Victor Duggins and wife, Elizabeth T. Duggins, by deed from Violene Whitaker and Neal H. Whitaker, dated April 12, 1950, and appearing of record in Deed Book 176, page 553, in the Register's Office for Greene County, Tennessee. Also, being the same property conveyed to Victor F. Duggins and wife, Elizabeth Taylor Duggins, by deed from R. W. Taylor and wife, May B. Taylor, dated April 28, 1950, and appearing of record in Deed Book 176, page 592, in same said Register's Office. Also, being the same property conveyed to Victor F. Duggins and wife, Elizabeth Duggins, by deed from Roy H. Bird and wife, Muncie Taylor Bird, dated June 25, 1958, appearing of record in Deed Book 203, page 222, in the Register's Office for Greene County, Tennessee, and Deed of Correction which appears of record in Deed Book 278, page 3, in the Register's Office for Greene County, Tennessee. Victor F. Duggins predeceased his wife having died April 15, 1973. Elizabeth T. Duggins died testate on April 17, 2016, and pursuant to the terms of her Last Will and Testament (Articles VI and VIII) which appears of record in Probate File No. 2016-PR-97, in the Clerk & Master's Office for Greene County, Tennessee, she devised her real property to her son, Victor F. Duggins, Jr. For further reference see a Personal Representative's Quitclaim Deed, dated November 21, 2016, from Victor F. Duggins, Jr., Personal Representative of

the Estate of Elizabeth T. Duggins, to Victor F. Duggins, Jr., which appears of record in Deed Book 579A, page 2139, in the Register's Office for Greene County, Tennessee.

TO HAVE AND TO HOLD with the hereditaments and appurtenances thereto appertaining to the said GRANTEES, their heirs and assigns, in fee simple, forever.

I covenant that I am lawfully seized and possessed of the above-described real estate, that I have a good and lawful right to sell and convey the same, and that, except as provided above, said real estate is free from all encumbrances, except for 2023 property taxes, which shall be prorated at the closing.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the above property to the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have signed this instrument on this the ____ day of _____, 2023.

VICTOR F. DUGGINS, JR.

STATE OF TENNESSEE
COUNTY OF _____

On this the ____ day of _____, 2023, before me personally appeared VICTOR F. DUGGINS, JR., to me known to be the person (or proved to be such person on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged the execution thereof as his free act and deed for the purposes therein contained.

Notary Public

My Commission Expires: _____

The Legal Description of the Real Estate Has Been Furnished to the Draftsman by the Grantor(s) or a Third Party or Has Been Obtained from the Public Records. The Draftsman Assumes No Liability as to the Accuracy or Content Thereof. Unless a Separate Title Opinion Has Been Furnished to the Grantee(s), the Draftsman Assumes No Liability as to the State of Title of this Real Estate and Then Only to the Extent as Set Forth in the Title Opinion. Failure to Promptly Record this Deed in the Appropriate Register of Deeds' Office Could Jeopardize the Grantee(s)' Right in and to this Real Estate.

<p>I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$_____, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.</p> <p>_____</p> <p>Affiant</p> <p>Subscribed and sworn to before me this the ____ day of _____, 2023.</p> <p>_____</p> <p>Notary Public My Commission Expires: _____</p>	<p>THE PERSON RESPONSIBLE FOR PAYMENT OF TAXES IS PROPERTY OWNER:</p> <p>Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>Map: <u>088I</u></p> <p>Group: <u>A</u></p> <p>Parcel: <u>025.00</u></p>
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