

23004760

This instrument prepared by:
Christopher Cantrell, Attorney At Law
85 Birchwood Lane
Crossville, TN 38555
(931) 321-3707
2023-23951-3/



2 PGS:AL-DEED
BATCH: 181738
04/13/2023 - 03:04 PM
VALUE 352500.00
MORTGAGE TAX 0.00
TRANSFER TAX 1304.25
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 1317.25

STATE OF TENNESSEE, CUMBERLAND COUNTY
TREY KERLEY
REGISTER OF DEEDS

_____ above for recording information _____

WARRANTY DEED

THIS DEED, made and entered into as of **April 12, 2023** by and between **James Dean Cole, a single man** hereinafter known as the Party of the First Part, and, **Holly Wood, a single woman**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Tax ID#: Map 125, Parcel 076.00

SITUATED, LYING AND BEING in the EIGHTH (8th) Civil District of Cumberland County, Tennessee and being more particularly described as follows:

Being Lot No. 13 of The Terrace at Obed River by plat of record in Plat Book 10, Page 138, Register's Office, Cumberland Tennessee, to which plat specific reference is hereby made for a more complete description of the subject property. This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises; subject to the covenants and restrictions of record in Deed Book 524, Page 597; and further subject to the plat of record in Plat Book 10, Page 138, in the official records of Cumberland County, Tennessee.

Being the same property conveyed to James Dean Cole by Warranty Deed dated January 22, 2016 from Fred Ward and Rita F. Ward, as Co-Trustees of the Ward Living Trust U/A dated August 18, 2015, recorded January 27, 2016, in Book 1468, Page 1006, in the Official Records of Cumberland County, Tennessee.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2023 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTOR(S):

James Dean Cole

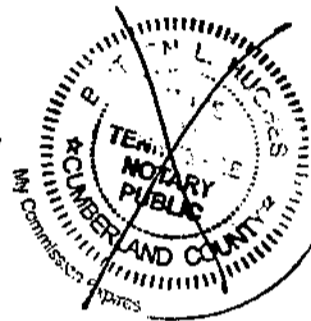
James Dean Cole

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

On this 11 day of April, 2023, before me personally appeared James Dean Cole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of April, 2023.

Britton L. Hughes
Notary Signature
My commission expires: 9/5/23



STATE OF TENNESSEE
COUNTY OF Cumberland

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$352,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this 12th day of April, 2023.

Kim V. Rebbin
Affiant

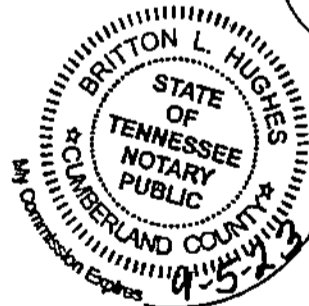
SWORN TO AND SUBSCRIBED BEFORE ME, this 12th day of April, 2023.

My commission expires: 9/5/23

Britton L. Hughes
Notary Public

NAME AND ADDRESS OF PROPERTY OWNER:

Holly Wood
709 Forest Drive
Crossville, TN 38555



PARTY RESPONSIBLE FOR THE PAYMENT
OF THE REAL PROPERTY TAX:

Same as owner