

WARRANTY DEED

Prepared By:

Pointer Title Services, Inc.
David Matson, Attorney
120-C S. Jefferson Avenue
Cookeville, TN 38501

SEND TAX BILLS TO:

Name: Glen Randall Weaver, Jr.
Lisa H. Weaver
Address: 329 Beehive Lane
Crossville, TN 38571

PROPERTY OWNER:

Name: Glen Randall Weaver, Jr.
Lisa H. Weaver
Address: 246 McCampbell Road
Crossville, TN 38571

Map Group Parcel
50 115.00

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged, we,

Ronnie Delk and wife, Karla Delk (Grantors),

have this day bargained and sold, and by these presents do hereby bargain, sell, transfer, and convey unto **Glen Randall Weaver, Jr. and wife, Lisa H. Weaver**, their heirs, transferees, and assigns, hereinafter referred to as Grantees, whether one or more, certain real estate located in the First (1st) Civil District of Cumberland County, Tennessee, as follows:

TRACT I:

Beginning on a stone on South side of McCampbell's Road; thence with said McCampbell Road 54.3 poles to Doyl Phillips corner; thence Southward 120 poles to a stone on North bank of Obed River; thence up said river to a stone; thence Northward 120 to the place of beginning, contains by estimation 42 acres, more or less. Minerals reserved by G.E. Harrison with egress and ingress to remove. The third and fourth lines of the above description are amended to read "thence up said river approximately 54.3 poles to a stone."

EXCLUSION: Included in the above description but excluded from this conveyance is the following as conveyed by Warranty Deed from Lester Turner and wife, Janice D. Turner, to J. Todd Hinds and wife, Michelle Hinds dated June 15, 1999, and recorded in Record Book 1037, Page 636, ROCCT, and described as follows:

Commencing at a point in the South right-of-way of McCampbell Road which is located in an easterly direction 2120 feet from the East right-of-way of Tabor Loop Road; thence South 20° 00" East, 1249.46 feet to an iron pin and point of beginning; thence South 20° 00" East, 1118.46 to a point in the center of the Obed River; thence with the centerline of said river North 52° 36" West, 97.34 feet; thence North 75° 32" West, 178.97 feet to a point in the centerline of the Obed River; thence leaving said river and running with the remaining land of Turner North 20° 00" West, 935.18 feet to an iron pin; thence North 70° 00" East, 200.00 feet to an iron pin and the point of beginning, containing 4.63 acres.

TRACT II:

Beginning at an iron pin in the South right-of-way of McCampbell Road located in an Easterly direction 2,120 feet from the East right-of-way of Tabor Loop Road; thence along the South right-of-way North 72° 14' East, 162.14 feet to an iron pin corner to the remaining land of Hinds; thence leaving the right-of-way of McCampbell Road and running with the property of Hinds South 20° 00' East, 1242.75 feet to an iron pin; thence continuing with the Hinds property South 70° 00' West, 162.00 feet to an iron pin; thence North 20° 00' West, 1,249.46 feet to an iron pin and point of beginning, containing 4.63 acres, more or less.

STATE OF TENNESSEE, CUMBERLAND COUNTY
TREY KERLEY
REGISTER OF DEEDS

BK/PG: 1691/1793-1795
INST: 24017670
BATCH: 195802
3 PGS:AL-DEED
03/11/2024 - 01:28 PM

VALUE: 625000.00
MORTGAGE TAX: 0.00
TRANSFER TAX: 2312.50
RECORDING FEE: 15.00
DP FEE: 2.00
REGISTER'S FEE: 1.00
TOTAL AMOUNT: 2330.50

THE PREVIOUS AND LAST CONVEYANCE being a Deed of Correction from Beverly D. Turner to Ronnie Delk and wife, Karla Delk, which deed duly appears of record in Book 1691, Page 798, in the Register's Office of Cumberland County, Tennessee. For further reference, see the Warranty Deed from Beverly D. Turner to Ronnie Delk and wife, Karla Delk, which deed duly appears of record in Book 1582, Page 1810, in the Register's Office of Cumberland County, Tennessee.

Property Address: This is improved property located at 246 McCampbell Road, Crossville, Tennessee 38571.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.


TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their heirs, transferees, and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Grantors further covenant and bind themselves, their heirs, and their representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs, transferees, and assigns, against the lawful claims of all persons.

Witness our hands this the 11th day of March, 2024.



Ronnie Delk




Karla Delk

STATE OF TENNESSEE
COUNTY OF Cumberland

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, Ronnie Delk and Karla Delk, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and seal at Crossville, Tennessee, this the 11th day of March, 2024.



Notary Public

My Commission Expires: 12-6-25



STATE OF TENNESSEE
COUNTY OF Cumberland

The actual consideration or value, whichever is greater for this transfer, is \$625,000.00.


Affiant

Subscribed and sworn to before me, this the 11th day of March, 2024.


Notary Public or Register

My Commission Expires: 09/27/2026

