

GENERAL WARRANTY DEED

This instrument prepared by:

Amanda M. Howard
Attorney at Law
P.O. Box 924
Jamestown, TN 38556

NEW OWNER/SEND TAX BILLS TO:

Jeremy Little
6022 South York Highway
Clarkrange, TN 38553

Tax Identification: **Map 127, Parcel 40.67**

For good and valuable consideration, the receipt of which is hereby acknowledged, **ALLARDT LAND COMPANY, INC.**, does hereby sell and convey unto **JEREMY LITTLE**, the following described land:

Lying and being in the Fourth Civil District of Fentress County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the north margin of Hargis Road, said point also being at the southwest corner of Lot No. 178; thence leaving Lot No. 178 and running along Hargis Road, north 89 degrees 40 minutes west 70.87 feet; thence north 82 degrees 01 minute west 92.68 feet to an iron pin in the north margin of Hargis Road, said point also being at the southeast corner of Lot No. 180; thence leaving Hargis Road and running along Lot No. 180, north 27 degrees 30 minutes west 336.72 feet; thence north 18 degrees west 272.45 feet to a pvc post at the northeast corner of Lot No. 180; thence leaving Lot No. 180 and running south 77 degrees 47 minutes east 191.05 feet to a pvc post at the northwest corner of Lot No. 178; thence running along Lot No. 178, south 22 degrees 07 minutes east 572.78 feet to the point of beginning, containing 2.22 acres, more or less, and being Lot No. 179 of Clarkrange West Subdivision, Phase XVI.

The bearings and distances are taken from a survey by Foy Survey Company, for Allardt Land Company, Rodney W. Foy, TRLS No. 730, recorded in Plat Book P-9, Page 64, of the Register's Office of Fentress County, Tennessee.

Being a portion of the lands described in a deed from Estate of Bruno Gernt, Inc. unto Allardt Land Company, Inc., recorded on January 23, 2007, in Deed Book 114, Page 364, in the Register's Office of Fentress County, Tennessee.

Subject to prior reservations of and excluding from this conveyance the coal, oil and gas in and under said land with the right to remove the same.

This conveyance is subject also to the following limitations and restrictive provisions which shall run with the lands and which are a part of the consideration hereof, to which the parties hereto expressly agree, and by acceptance hereof, the grantees herein expressly agree:

1. The grantee or grantees or their assigns or successor in interest, and any grantee or grantees or their assigns or successors in interest shall use the property exclusively for residential purposes and shall not re-subdivide the acreage herein conveyed.
2. Fencing on any lot on the property herein conveyed shall be limited to woven wire, chain link, painted wood, or split rail; and other fencing, expressly barbed wire fencing, shall specifically be prohibited.
3. Any building or buildings constructed on any lot on the property herein conveyed shall be no closer than 30 feet from any adjoining property line, and no closer than 40 feet from road right-of-way line.
4. The property shall be restricted to single family type dwellings containing not less than 1500 square feet with at least 1000 square feet on the first floor, and in addition to one other out building for garage and/or storage.

MAP GR CTL/MAP 127 PARCEL 40.67
 N/C SPLIT COMB
 MELYNDA SULLIVAN
 ASSESSOR OF PROPERTY
 FENTRESS COUNTY
 JAMESTOWN, TN 38556

5. No dwelling shall contain exterior finish of concrete blocks, tar paper, or rolled type siding or asphalt type siding. No tar paper shacks, or small portable buildings, such as school buses, van bodies, or similar objects for the purpose of living in will be permitted on property.

6. Mobile or modular homes shall not be located on the property herein conveyed, either permanently or temporarily.

7. No swine, poultry, or other livestock will be kept or maintained on the property.

8. Garbage, waste and refuse will be held for collection in containers.

9. No part of the property herein conveyed will be used for the purposes of a junkyard, nor for a collection or storage area, or maintenance area, or parking area for junk, wrecked or stripped automobiles.

This conveyance is subject to any and all power lines, water lines, or easements for same, regardless of whether same are actually of record, exist or henceforth may exist or be constructed.

Allardt Land Company, Inc. reserves the right to deal freely with restrictions in succeeding conveyances of property located elsewhere in the subdivision and in its sole discretion may vary, modify, add to, or omit such restrictions as it sees fit.

This deed was prepared from information furnished by the parties hereto. No title examination has been made, and the Law Offices of Amanda M. Howard, PLLC shall not be responsible for the status of title to the property or the accuracy of such information and/or property description.

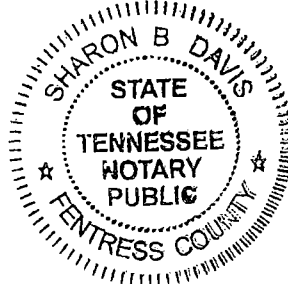
TO HAVE AND TO HOLD unto Grantee in fee simple. Grantor covenants lawful seizin and possession, right to convey, and that the land is unencumbered, and will warrant and defend the title thereto against all lawful claims. This 13th day of May 2024.

ALLARDT LAND COMPANY, INC.

BY: *Paige Gernt*
PAIGE GERNT, VICE-PRESIDENT

STATE OF TENNESSEE
COUNTY OF FENTRESS

Before me, the undersigned notary, in and for the state and county aforesaid, personally appeared PAIGE GERNT, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Vice-President of Allardt Land Company, Inc., the within named bargainor, a corporation, and that she as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Vice-President. Witness my hand and seal this 13th day of May 2024.



Sharon B Davis
NOTARY PUBLIC

My Commission expires:
2-27-2027

STATE OF TENNESSEE
COUNTY OF FENTRESS

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is \$26,640⁰⁰, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Samuel B Davis
AFFIANT

Sworn to and subscribed before me on this the 23rd day of May 2024.

Patricia L Slaven / Jaine Dwyer DR
NOTARY PUBLIC / Reg. 3 for

My Commission expires:
9-1-2026



BK/PG: 398/769-771
24001606

3 PGS:AL-GENERAL WARRANTY	
AWRIGHT BATCH: 63087 05/23/2024 - 09:34:52 AM	
VALUE	26640.00
MORTGAGE TAX	0.00
TRANSFER TAX	98.57
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	116.57

STATE OF TENNESSEE, FENTRESS COUNTY
TRISH SLAVEN
REGISTER OF DEEDS