

It is the responsibility of the Grantee of this instrument to immediately record it. Failure to record this instrument could adversely affect the validity of your title.

WARRANTY DEED

For and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, I, **GINNA ELIZABETH FRENCH, a married person (Grantor)**, have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto **FRANK O. COOPER and wife, JOYCE A. COOPER (Grantees)**, their heirs and assigns, the following described real estate located in the THIRD CIVIL DISTRICT of Cumberland County, Tennessee, bounded and described as follows:

MAP 149B, GROUP B, PARCEL 001.00

Being Lot No. 93, Section No. Dakota I, of Tansi Village, Inc., of record in Plat Book 2, Page 56, Register's Office for Cumberland County, Tennessee.

This tract or parcel or land is to be used for residential purposes only, and conveyance is made subject to the restrictive covenants of Tansi Resort, Subdivision, of record in Miscellaneous Book No. 68, Page 454, Register's Office, Cumberland County, Tennessee, and subject to all mineral reservations retained by prior owner.

Being the same property conveyed unto Ginna Elizabeth French, by virtue of a Quitclaim Deed dated September 12th, 2023 from Larry Rue French and James Henry French, of record in Book 1680, Page 1460, Register's Office, Cumberland County, Tennessee.

No boundary survey was made at the time of this conveyance and the legal description is not different than the previous deed of record.

THIS INSTRUMENT PREPARED BY:
PATTON & HYDER, PLLC
645 SOUTH MAIN STREET, SUITE 104
CROSSVILLE, TENNESSEE 38555
(931) 787-1333

SEND TAX BILLS TO:
Frank O. Cooper
964 Sparta Highway
Crossville, TN 38572

STATE OF TENNESSEE, CUMBERLAND COUNTY
TREY KERLEY
REGISTER OF DEEDS
BK/PG: 1680/1475-1477
INST: 23011158
BATCH: 188508
3 PGS:AL-DEED
09/14/2023 - 12:35:00 PM
VALUE: 4000.00
MORTGAGE TAX: 0.00
TRANSFER TAX: 14.80
RECORDING FEE: 15.00
DP FEE: 2.00
REGISTER'S FEE: 1.00
TOTAL AMOUNT: 32.80

NAME OF PROPERTY OWNER:
Same

TO HAVE AND TO HOLD the above described property to the Grantees herein, their heirs and assigns, in fee simple, forever.

I covenant with the Grantees herein, their heirs and assigns, that I am lawfully seized and possessed of said land and that I have a good and lawful right to convey the same; that it is free and unencumbered; and that I will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever, and I bind my heirs and assigns by the above covenants.

This instrument was prepared from information furnished by the parties hereto for which the preparer assumes no responsibility. Preparer of this instrument makes no representations as to the validity of the title.

The Undersigned hereby swears and affirms that this is a vacant lot that constituted no part of her business or personal residence at any time during ownership.

WITNESS my hand and signature this 11th day of September, 2023.

X GINNA E. FRENCH
GINNA E. FRENCH

STATE OF TENNESSEE)
COUNTY OF Blount)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared GINNA E. FRENCH, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of this instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal of office this 11th day of September, 2023.

X Stephanie Magargle
NOTARY PUBLIC
My Commission Expires: 08/03/2026



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 \$4,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Tax Paid \$ 14.80

Frank Cooper
AFFIANT

Subscribed and sworn to before me this 11th day of September, 2023.

Susan M. Hyder
NOTARY PUBLIC
My Commission Expires: 2/9/25

