

THIS INSTRUMENT PREPARED BY  
TERRY E. HURST, ATTORNEY  
331 EAST MAIN STREET  
NEWPORT, TENNESSEE 37821

NO REPRESENTATION BY  
PREPARER AS TO MATTERS  
OF TITLE OR SURVEY

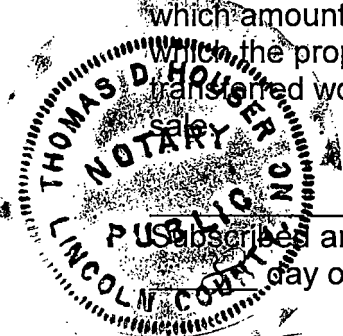
QUITCLAIM DEED

Map 069, Group \_\_\_\_\_  
Ctl \_\_\_\_\_, Parcels 011.02, 011.03, & 011.04  
Same \_\_\_\_\_, Part of \_\_\_\_\_

Name and Address of Persons or Agency Responsible for Payment of 2018 Taxes

Jay Cogdill 1125 Paint Rock Rd.  
Hot Springs, NC 28743

FORM FOR OATH: I/We, hereby swear or affirm  
that the actual consideration for this transfer, or  
value of the property of interest in property  
transferred, whichever is greater, is \$0.00  
which amount is equal or greater than the amount  
which the property or interest in property  
transferred would command at a fair and voluntary



Subscribed and sworn to before me, this the  
day of June, 2018.

Thomas D. Houser  
Notary Public or Register 8-8-22

Register

BK/PG: 1486/749-752  
18017025



4 PGS:AL-QUITCLAIM DEED	
MARK BATCH: 63505	06/11/2018 - 09:48 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, COCKE COUNTY  
**MARK MCGAHA**  
REGISTER OF DEEDS

THIS INDENTURE, entered into this the, 8 day of June, 2018 by  
and between, **Makayla Leigh Cogdill and Caleb Eugene Cogdill, as joint tenants  
with right of survivorship and Lisa Michelle Santamaria**, parties of the First Part,  
and **Jay Harold Cogdill**, party of the Second Part.

WITNESSETH, that the said party of the first part for and in consideration of the  
sum of **One Dollar (\$1.00) and other valuable considerations**, to them in hand paid  
by the said party of the second part, the receipt of which is hereby acknowledged, has  
granted, bargained, sold, conveyed, and does hereby grant, bargain, sell and convey  
unto said party of the second part in the following described premises, to wit:

**PARCEL A:**

**SITUATE in Civil District No. One (1) of Cocke County, Tennessee, and more particularly described as follows:**

**BEING a portion of the Charles Cashen Property situated on the left side of the Houston Valley Road when proceeding toward Greeneville, and more bounded and described as follows:**

**BEGINNING at an iron on the North Side of Houston Valley Road (Highway 107) 25 foot distance from the centerline thereof; thence South 11° 00' 17" distance from the centerline; thence North 70° 08' 57" West 113.73 feet to an iron pin; thence North 9° 37' 00" East 108.18 feet to an iron pin; thence South 78° 59' 47" East 115.00 feet to the point of Beginning, containing 0.30, three tenths of an acre, surveyed by Joseph M. Bible, RLS, dated April 9, 1990. Description taken from previous deed of record.**

**There is also conveyed herein the right to use the spring located on the remaining property of the parties hereto, with the additional right for the grantee to enter upon the said remaining lands for the purposes of repairing, cleaning, and maintaining said spring and any pipes leading therefrom to the home located on the premises hereinabove described.**

**PARCEL B:**

**Tract No. One: Situate in Civil District No. One (1) of Cocke County, Tennessee, being Tract Four of the Charles Cashen Heirs Plat of Partition, and being more particularly described as follows:**

**BEGINNING on an iron pin located on the western margin of Highway 107, said point being a common corner with Powers; thence with Powers, North 79° 53' 17" West a distance of 91.25 feet to an ½ inch iron pin, said point being a common corner with Tract Five and Tract Three; thence continuing with Tract Three, North 02° 40' 39" West a distance of 147.49 feet to a ½ inch iron pin, said point being a common corner with Tract Two; thence with Tract Two South 84° 21' 03" East a distance of 39.71 feet to a metal fence post, said point being a common corner with Cashen; thence with Cashen South 70° 24' 45" East a distance of 87.02 feet to a point located in the western right-of-way of Highway 107, South 10° 46' 10" West a distance of 132.61 feet to the point of Beginning, containing 0.351 acres, according to the Survey by Randall A. Freeman, TN RLS No. 2478, 301 East Main Street, Newport, Tennessee 37821. Description taken from previous deed of record.**

**The above described 0.351 acre tract is subject to a 20 foot driveway and utility easement along the southern boundary of the above described property.**

**Tract No. Two: Situate in Civil District No. One (1) of Cocke County, Tennessee, being Tract six of the Charles Cashen Heirs Plat of Partition, and being more particularly described as follows:**

**BEGINNING on an iron pin located on eastern margin of a 20 foot driveway and utility easement, said point being a common corner with Tract Five and Powers; thence with Powers South 07° 12' 31" East a distance of 76.87 feet to a ½ inch iron pin, said point being a common corner with Tract Seven; thence continuing with Tract Seven North 84° 32' 40" West a distance of 225.68 feet to a ½ inch iron pin, said point being a common corner with Sisk; thence continuing with Sisk, North 21° 16' 09" East a distance of 77.95 feet to a ½ inch iron pin, said point being a common corner with Tract Five; thence continuing with Tract Five South 84° 32' 40" East a distance of 187.59 feet to the point of Beginning, containing 0.356 acres according to the Survey by Randall A. Freeman, Tennessee RLS 2478, 301 East Main**

Street, Newport, TN 37821. Description taken from previous deed of record.

The above described 0.356 acre tract is subject to a 20 foot driveway and utility easement along and parallel with the most eastern boundary of the above described property.

There is also conveyed with the above described 0.356 acre tract use of a 20 foot driveway and utility easement to access said Tract, said easement being more particularly described as follows: Commencing on the same point of Beginning of the above described 0.356 acre tract, said point being located on the eastern margin of said 20 foot easement; thence with the eastern and southern margins of said 20 foot easements the following courses: North 07° 12' 31" West a distance of 80.23 feet; South 79° 53' 17" East a distance of 91.25 feet to a 1/2 inch iron pin located on the western right-of-way of Highway 107.

Deed Reference: Deed Book 1479 at Page 178.

IN WITNESS WHEREOF, the said parties of the first part has hereunto set their hand and seal the day and year first above written.

*Makayla Leigh Cogdill*  
Makayla Leigh Cogdill

STATE OF TENNESSEE

COUNTY OF COCKE

Personally appeared before me, the undersigned authority, Notary Public in and for said County and State, the within-named bargainer, **Makayla Leigh Cogdill**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.



Witness my hand and official seal at office, this 8 day of June, 2018.

*Thomas D. Houser*  
Notary Public

My Commission Expires 8-8-22



*Caleb Eugene Cogdill*  
Caleb Eugene Cogdill

STATE OF TENNESSEE

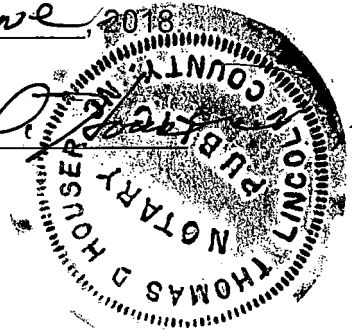
COUNTY OF COCKE

Personally appeared before me, the undersigned authority, Notary Public in and for said County and State, the within-named bargainer, **Caleb Eugene Cogdill**, with whom I am personally acquainted, and who acknowledged that she executed the within

instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of June, 2018.

*Thomas D. House*  
Notary Public

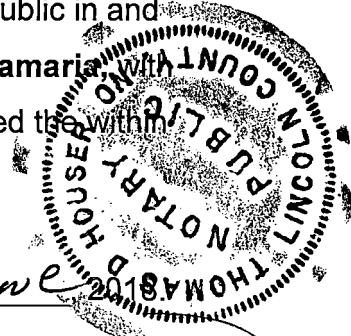


My Commission Expires 8-8-22

*Lisa Michelle Santamaria*  
Lisa Michelle Santamaria

STATE OF TENNESSEE  
COUNTY OF COCKE

Personally appeared before me, the undersigned authority, Notary Public in and for said County and State, the within-named bargainer, **Lisa Michelle Santamaria**, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.



Witness my hand and official seal at office, this 8 day of June, 2018.

*Thomas D. House*  
Notary Public

My Commission Expires 8-8-22

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*Ashley Kent*  
Affiant

Subscribed and sworn to before me this the 11<sup>th</sup> day of 6, 2018  
*Mocho H. McCall*  
Notary Public - Register

