

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.

QUITCLAIM DEED

For and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, and other good and valuable considerations not herein mentioned, receipt of all of which is hereby acknowledged, we, **JOHNNY L. BEATY and wife, NORMA BEATY (Grantor)**, do hereby remise, release and forever quitclaim the following described property unto **BRANCE BEATY and wife, MICHELLE BEATY (Grantees)**, their heirs and assigns, said property lying and being in the SECOND CIVIL DISTRICT of Cumberland County, Tennessee, bounded and described as follows:

MAP 077H, GROUP D, PARCEL 001.00

Being Lot No. 88, Block 4, Canterbury Addition of Fairfield Glade, as filed of record in Plat Book 3, Page 49, in the Register's Office, Cumberland County, Tennessee, to which plat specific reference is hereby made for a more complete description of the subject property. Less and except oil, gas and other minerals. Subject to the restrictions, limitations and conditions as contained in the Declaration of Covenants and Restrictions for Fairfield Glade of record in Deed Book 99, Page 370, et seq., amendments in Book 1006, Page 1986, and any amendments; and further subject to the easements, restrictions, reservations and conditions as appear on the plat of record in Plat Book 3, Page 49, in the official records of Cumberland County, Tennessee.

Being the same property conveyed unto Johnny L. Beaty and wife, Norma Beaty, by virtue of a Warranty Deed dated May 24, 2023 from JoAnn M. Kukowski, Trustee of the Revocable Trust A established on October 14, 2020 upon the death of James F. Kukowski under the terms of The James F. Kukowski & JoAnn M. Kukowski Revocable Living Trust dated December 1, 1999, and JoAnn M. Kukowski, Trustee of the Irrevocable Trust B established on October 14, 2020 upon the death of James F. Kukowski under the terms of The James F. Kukowski & JoAnn M. Kukowski Revocable Living Trust dated December 1, 1999, of record in Book 1672, Page 703, 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:
Brance Beaty
1042 Holiday Drive
Crossville, TN 38555

STATE OF TENNESSEE, CUMBERLAND COUNTY
TREY KERLEY
REGISTER OF DEEDS

BK/PG: 1690/1353-1355 VALUE: 0.00
INST: 24016992 MORTGAGE TAX: 0.00
BATCH: 195044 TRANSFER TAX: 0.00
3 PGS:AL-QC RECORDING FEE: 15.00
DP FEE: 2.00
02/22/2024 - 02:29 PM REGISTER'S FEE: 0.00
TOTAL AMOUNT: 17.00

NAME OF PROPERTY OWNER:
Same

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.

WITNESS our hands and signatures this 21st day of February, 2024.

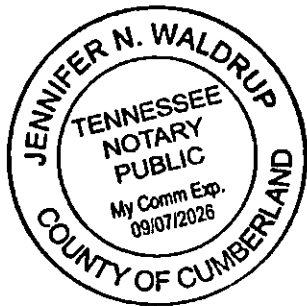
Johnny L. Beaty
JOHNNY L. BEATY

Norma Beaty
NORMA BEATY

STATE OF TENNESSEE)
COUNTY OF CUMBERLAND)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **JOHNNY L. BEATY and wife, NORMA BEATY**, the within named bargainors 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 their free act and deed for the purposes therein contained.

WITNESS my hand and seal of office on this 21st day of February, 2024.



Jennifer N. Waldrup
NOTARY PUBLIC
My Commission Expires: 9-7-2026

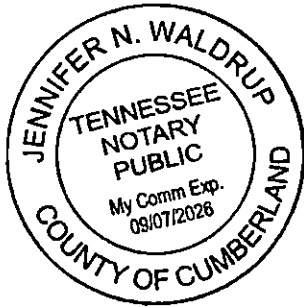
STATE OF TENNESSEE)
COUNTY OF CUMBERLAND)

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

Tax Paid \$ 0

B B J
AFFIANT

Subscribed and sworn to before me this 21st day of February, 2024.



Jennifer Waldrup
NOTARY PUBLIC
My Commission Expires: 9-7-2026