

Prepared By James E. Thompson, Attorney
P.O. Box 765
Crossville, Tennessee 38557
(931) 484-4533

**NEW PROPERTY OWNER:
SEND TAX STATEMENT TO:**

**Timothy Menzel and wife, Elizabeth Menzel
70 Plantation Drive
Crossville, Tennessee 38572**

STATE OF TENNESSEE, CUMBERLAND COUNTY

TREY KERLEY
REGISTER OF DEEDS

BK/PG: 1714/799-801

INST: 25029946

BATCH: 208670

3 PGS:AL-DEED

01/17/2025 - 01:21 PM

VALUE: 12000.00

MORTGAGE TAX: 0.00

TRANSFER TAX: 44.40

RECORDING FEE: 15.00

DP FEE: 2.00

REGISTER'S FEE: 1.00

TOTAL AMOUNT: 62.40

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 Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations not herein mentioned, receipt of all of which is hereby acknowledged, we, **Cecil Hughes and wife, Angela D. Hughes**, have this day bargained and sold and by these presents do hereby bargain, sell, transfer, and convey unto **Timothy Menzel and wife, Elizabeth Menzel**, their heirs and assigns the following described property.

Map 138P-D-003.00

In the First Civil District of Cumberland County, Tennessee, bounded and described as follows:

Being Lot 3, Section No. Chickasaw I of Lake Tansi Village, Inc., of record in Plat Book 7, Page 28, Register's Office, Cumberland County, Tennessee.

This trace 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 Deed Book No. 176, Page 212, Register's Office, Cumberland County, Tennessee, and subject to all mineral reservations retained by prior owner; and set-back lines, utility easements, and all other matters as appear on the plat of Section Chickasaw I of record at Plat Book 7, Page 28, said Register's Office.

Being the same property conveyed to Cecil Hughes and wife, Angela D. Hughes by virtue of a deed dated December 1st, 2015, of record in Book 1465, Page 323, Register's Office, Cumberland County, Tennessee.


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

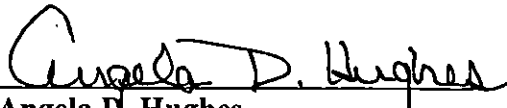
We covenant with the grantees herein named, that we are lawfully seized and possessed of said real estate; have a good and lawful right to convey same, that it is free and unencumbered, except as above set out, and that we will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever, and we will bind our heirs by the above covenants.

The preparer of this instrument makes no representation of the validity of the title contained herein.

This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

Witness our hands this 17th day of January, 2025. KSH


Cecil Hughes


Angela D. Hughes

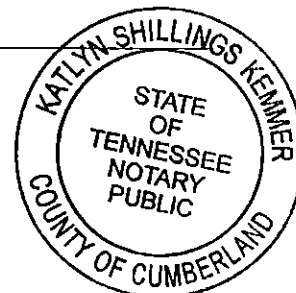
STATE OF TENNESSEE
COUNTY OF CUMBERLAND

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared **Cecil Hughes and wife, Angela D. Hughes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the 17th day of January, 2025. KSH


Notary Public

My Commission Expires: 08/10/25.



STATE OF TENNESSEE
COUNTY OF CUMBERLAND

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$12,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.
Amount tax paid \$ 44.40.


Affiant

Subscribed and sworn to before me this the 17th day of January, 2025.


Notary Public

My Commission Expires: 08/10/25.

