

Prepared by:
Randy Miller
132 Maynard Rd
Crossville, TN 38571

Send Tax Statements to:
Joseph N. Goss
282 Bilbrey Rd
Crossville, TN 38571

GENERAL WARRANTY DEED

KNOW BY ALL MEN BY THESE PRESENTS:

That for and in good and in good consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations not necessary to be herein mentioned, the receipt of all of which is hereby acknowledged, **RANDY MILLER**, has bargained and sold and do hereby transfer and convey unto **Joseph N. Goss**, the following described lots, tracts, or parcels of land, to-wit:

Lots 16 and 17 of Ferry Bend Trail, as shown on the plat of record in Plat Book 11 Page 269, Register's Office, Cumberland County, Tennessee.

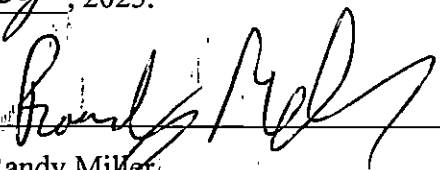
Being part of the same property conveyed to Randy Miller from Lester Clark and wife, Ruth Clark in Book 1570 Page 244, Register's Office, Cumberland County, Tennessee.

MAP 001 PARCEL 001.00 and MAP 001 PARCEL 001.01

Property is subject to the restrictions of record in Book 1583 Page 2239, Register's Office, Cumberland County, Tennessee.

TO HAVE AND TO HOLD the above described real estate unto Joseph N. Goss, his heirs and assigns forever, hereby covenanting that Randy Miller, is lawfully seized and possessed of the same, that it is unencumbered except as herein stated and the current year taxes, that he has a good right and lawful authority to sell and convey the same, and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Witness my hand this 25 day of February, 2025.



Randy Miller

STATE OF TENNESSEE, CUMBERLAND COUNTY

TREY KERLEY
REGISTER OF DEEDS

BK/PG: 1716/2343-2344
INST: 25031316
BATCH: 209946
2 PGS:AL-DEED
02/25/2025 - 03:16 PM

VALUE: 51000.00
MORTGAGE TAX: 0.00
TRANSFER TAX: 188.70
RECORDING FEE: 10.00
DP FEE: 2.00
REGISTER'S FEE: 1.00
TOTAL AMOUNT: 201.70

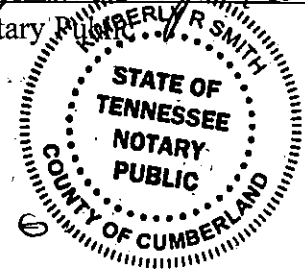
STATE OF TENNESSEE
COUNTY OF CUMBERLAND

Before me the undersigned authority, a Notary Public, in and for said State and County, personally appeared, RANDY MILLER, with whom I am personally acquainted and/or who proved to me on the basis of satisfactory evidence and acknowledged the execution of the foregoing instrument for the purposes herein contained and expressed.

Witness my hand and official seal this 25 day of February, 2025.

Kimberly R. Smith
Notary Public

My Commission expires: 6/5/2027



Affidavit of Valuation

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 51,000 which amount is equal to or greater than the amount paid.

[Signature]
Affiant

Witness my hand and official seal this 25 day of February, 2025.

Kimberly R. Smith
Notary Public

My Commission expires: 6/5/2027

