

PROPERTY OWNER:  
Michael Kovalchuk  
250 Main Street  
Rowley, MA 01969

THIS INSTRUMENT PREPARED BY:  
JAMES REED BROWN, ATTORNEY  
8500 HIGHWAY 111, SUITE 100  
BYRDSTOWN, TN 38549

PERSON OR AGENCY  
RESPONSIBLE FOR  
PAYMENT OF TAXES:  
Michael Kovalchuk  
250 Main Street  
Rowley, MA 01969

|                                    |          |
|------------------------------------|----------|
| <b>BK/PG: 182/788-792</b>          |          |
| <b>22000779</b>                    |          |
| 5 PGS:AL-WARRANTY DEED             |          |
| LETHA BATCH: 15617                 |          |
| 06/30/2022 - 02:47:27 PM           |          |
| VALUE                              | 18000.00 |
| MORTGAGE TAX                       | 0.00     |
| TRANSFER TAX                       | 69.19    |
| RECORDING FEE                      | 25.00    |
| DP FEE                             | 2.00     |
| REGISTER'S FEE                     | 1.00     |
| TOTAL AMOUNT                       | 97.19    |
| STATE OF TENNESSEE, PICKETT COUNTY |          |
| <b>LETHA MCCURDY</b>               |          |
| REGISTER OF DEEDS                  |          |

**WARRANTY DEED**

This indenture made and entered into on this the 28<sup>th</sup> day  
of June, 2022, by and between

**CECIL ANDERSON, DIANA DOWDY,  
LARRY ANDERSON and WILMA YOUNG**

hereinafter referred to as the GRANTORS, and

**MICHAEL KOVALCHUK**

hereinafter referred to as the GRANTEE.

WITNESS, that for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEE, his heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in First Civil District of Pickett County, Tennessee, and being **LOT NO. 2 of the STANLEY AND CORDIE ANDERSON FARM SUBDIVISION**, and being depicted on a survey plat prepared by Michael W. Asberry P.L.S. # 1653, dated May 16, 2022, and being of record in Plat Book 3, Page 192, of the Register's Office for Pickett County, Tennessee, to which reference is made for a more complete description.

**RESTRICTIONS:**

1. There shall be no single wide mobile homes on the property.
2. Double wide mobile homes are permitted, but must be on a permanent foundation.
3. Single story homes shall be no less than 1,000 square feet of finished living area and 2 story homes shall be no less than 1,400 square feet of finished living area.
4. There shall be no auto salvage/junk yards on the premises.
5. There shall be no commercial swine or commercial poultry on the premises.

Being a portion of the property conveyed in a Deed of record in Deed Book 66, Page 613, in the Register's Office for Pickett County, Tennessee.

The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued. This deed was prepared from information furnished by the grantors.


TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEEES; their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS my hand on this the day and date first above written.

  
\_\_\_\_\_  
CECIL ANDERSON

  
\_\_\_\_\_  
DIANA DOWDY

Larry Anderson  
LARRY ANDERSON

Wilma Young  
WILMA YOUNG

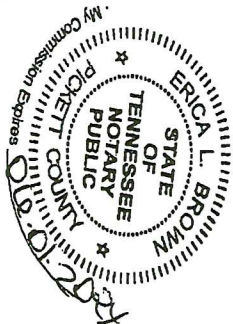
STATE OF Tennessee  
COUNTY OF Pickett

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **CECIL ANDERSON**, the within named bargainers, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Birdstown,  
Tennessee, on this the 28<sup>th</sup> day of June,  
2022.

Commission Expires:  
06-01-2024

Erica L. Brown  
NOTARY PUBLIC



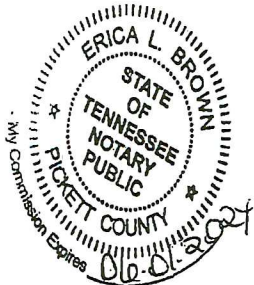
STATE OF Tennessee  
COUNTY OF Pickett

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DIANA DOWDY**, the within named bargainer, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Birdstown,  
Tennessee, on this the 28<sup>th</sup> day of June,  
2022.

Commission Expires:  
06-01-2024

Erica L. Brown  
NOTARY PUBLIC

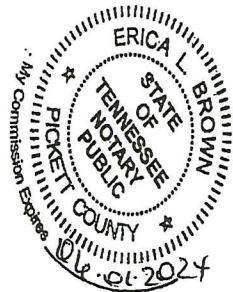


STATE OF Tennessee  
COUNTY OF Pickett

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **LARRY ANDERSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Burdettown,  
Tennessee, on this the 28th day of June  
2022.

Commission Expires:  
06-01-2024



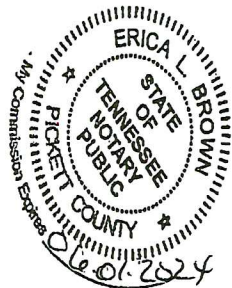
Erica L. Brown  
NOTARY PUBLIC

STATE OF Tennessee  
COUNTY OF Pickett

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **WILMA YOUNG**, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Burdettown,  
Tennessee, on this the 28th day of June  
2022.

Commission Expires:  
06-01-2024



Erica L. Brown  
NOTARY PUBLIC

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 18,000.<sup>00</sup>/<sub>100</sub>, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Michael Korahell  
AFFIANT

Subscribed and sworn to before me this the 27<sup>th</sup> day  
of June, 2022.

Commission Expires: December 8, 2028 Denise J. Meader  
Notary Public

