

2PGSAL-OUTCLAIM DEED		0.00
BATCH: 258442		0.00
02/22/2022 - 01:00 PM		0.00
VALUE		0.00
MORTGAGE TAX		0.00
TRANSFER TAX		0.00

For and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, we, SUSAN J. ALLEN and husband, WAYNE ALLEN, do hereby reserve, release and forever quitclaim unto WAYNE E. ALLEN and SUSAN J. ALLEN, as Trustees of the Allen Family Joint Revocable Trust Agreement, dated November 19, 2015, and any amendments thereto, its heirs and assigns, all right, title and interest in a certain tract or parcel of land, lying and being in the FIFTH (5TH) CITY DISTRICT OF CUMBERLAND COUNTY, TENNESSEE, bounded and described as follows:

Tax Map ID# 170, Parcel 006.01

BEGINNING at a 12' poplar tree at the Northwest corner of the property of William Sherrill, Parcel 105, (on Tax Map 17), said tree being about 560 feet northwly along Sherrill's West boundary from Martin Burgess Road; thence with a partition line of the property of which this is a part, along a new fence, N. 14 deg. 00 min. 52 sec. E. 180.43 feet to a metal fence post; thence N. 12 deg. 38 min. 15 sec. E. 208.33 feet to a metal fence post; thence N. 13 deg. 30 min. 38 sec. E. 110.01 feet to a wood fence post, and N. 14 deg. 01 min. 08 sec. E. 355.87 feet to a wood fence post which is on an existing fence line at the Northern boundary of the property of which this is a part; thence along said boundary fence with Larry Rogers S. 76 deg. 09 min. 19 sec. E. 760.01 feet to a maple tree corner; thence along a boundary fence with Randall Burgess S. 1 deg. 01 min. 24 sec. W. 882.87 feet to a wood fence post corner; thence along a boundary fence with Burgess, Kenneth, Reese and Sherrill S. 84 deg. 10 min. 16 sec. W. 180.43 feet to an oak tree; thence N. 72 deg. 10 min. 49 sec. W. 113.95 feet to a wood fence post at the West side of a gate, and N. 67 deg. 17 min. 32 sec. W. 520.38 feet to the BEGINNING, consisting of about 16.2 acres, as surveyed by Norman E. Hinkle, RLS 617, dated December 30, 1999.

Being the same property conveyed unto Susan J. Allen and husband, Wayne Allen, by virtue of Warranty Deed dated May 26, 2020, of record in Book 1577, Page 2110, Register's Office, Cumberland County, Tennessee.

Also see Access Easement Survey dated March 25, 2020, of record in Book 1573, Page 760, 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.

RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, CLINTONLAND COUNTY  
**JUDY GRAHAM SWALLOWS**  
 REGISTER OF DEEDS

Preparer of this instrument makes no representation to 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 my hand and signature this 15th day of February, 2022.

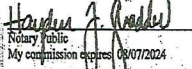
  
SUSAN J. ALLEN

STATE OF TENNESSEE  
COUNTY OF CUMBERLAND

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SUSAN J. ALLEN, and husband, WAYNE ALLEN, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my signature and seal of office this 15th of February, 2022.



  
Notary Public  
My commission expires 02/07/2024

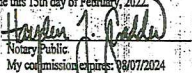
SEEN & ACKNOWLEDGED TO NEW OWNERS: Susan & Wayne Allen  
113 Allens Way  
Crossville, Tennessee 38571

STATE OF TENNESSEE  
COUNTY OF CUMBERLAND

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

Subscribed and sworn to before me this 15th day of February, 2022.



  
Notary Public  
My commission expires 02/07/2024

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 One (\$1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, we, RITA K. STELLICK and husband, JAMES P. STELLICK (Grantors), have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto SUSAN J. ALLEN and husband, WAYNE ALLEN (Grantees), their heirs and assigns, the following described real estate located in the FIFTH CIVIL DISTRICT of Cumberland County, Tennessee, bounded and described as follows:

#### MAP 170, PARCEL 006.01

Situated in District No. Five (5) of Cumberland County, Tennessee, and being a parcel of property on Martin Burgess Road, as bounded and described as follows:

BEGINNING at a 12" poplar tree at the Northwest corner of the property of Wilma Sherrill, Parcel 15.05, on Tax Map 170, said tree being about 560 feet northerly along Sherrill's West boundary from Martin Burgess Road; thence with a partition line of the property of which this is a part, along a new fence, N. 14 deg. 00 min. 52 sec. E. 180.43 feet to a metal fence post; thence N. 12 deg. 38 min. 15 sec. E. 208.33 feet to a metal fence post; thence N. 13 deg. 30 min. 30 sec. E. 110.01 feet to a wood fence post; and N. 14 deg. 01 min. 08 sec. E. 355.87 feet to a wood fence post corner to an existing fence line at the Northern boundary of the property of which this is a part; thence along said boundary fence with Larry Rogers S. 76 deg. 09 min. 19 sec. E. 760.01 feet to a maple tree corner; thence along a boundary fence with Randall Burgess S. 11 deg. 01 min. 24 sec. W., 882.87 feet to a wood fence post corner; thence along a boundary fence with Burgess, Kenneth, Reese and Sherrill S. 84 deg. 10 min. 16 sec. W. 180.43 feet to an oak tree; thence N. 72 deg. 10 min. 49 sec. W., 113.95 feet to a wood fence post at the West side of a gate, and N. 67 deg. 17 min. 32 sec. W. 520.38 feet to the BEGINNING, consisting of about 16.2 acres, as surveyed by Norman E. Hinkle, RLS 617, dated December 30, 1999.

THIS INSTRUMENT PREPARED BY:  
PATTON & HYDER ATTORNEYS  
645 SOUTH MAIN STREET, STE 104  
CROSSVILLE, TENNESSEE 38555  
(931) 787-1333

#### SEND TAX BILLS TO:

Susan J. Allen  
297 MARTIN BURGESS ROAD  
CROSSVILLE, TN 38512

#### NAME OF PROPERTY OWNER:

Susan J. Allen  
297 MARTIN BURGESS ROAD  
CROSSVILLE, TN 38512

Being the same property conveyed unto Rita K. Stellick and husband, James P. Stellick, by virtue of a Warranty Deed dated July 20, 2018 from Scott K. Quimby and wife, Rebecca I. Quimby, of record in Book 1530, Page 2417, Register's Office, Cumberland County, Tennessee.

Also see Access Easement Survey dated March 25, 2020, of record in Book 1573, Page 760, 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.

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

We covenant with the Grantees herein, their heirs and assigns, that we are lawfully seized and possessed of said land and that we have a good and lawful right to convey the same; that it is free and unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever, and we bind our heirs and assigns by the above covenants.

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 22<sup>nd</sup> day of May, 2020.

  
RITA K. STELLICK



STATE OF TENNESSEE )  
COUNTY OF CUMBERLAND )

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared RITA K. STELLICK and husband, JAMES P. STELLICK, 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 this 26<sup>th</sup> day of May, 2020.



Susan M. Hyder  
NOTARY PUBLIC

My Commission Expires: 01/01/2021

STATE OF TENNESSEE )  
COUNTY OF KNOX )

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$389,900.00, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Tax Paid \$ 1442.63

[Signature]  
AFFILIANT

Subscribed and sworn to before me this 26<sup>th</sup> day of MAY, 2020.



James Shafford  
NOTARY PUBLIC

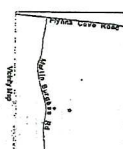
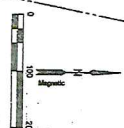
My Commission Expires: 06-27-2023

BKPG: 15772110-2112	
20006123	
SPC/AL/2020	
DATCH: 140720	
DRUG/2020 - 10:45 AM	
VALUE	389900.00
MORTGAGE TAX	0.00
TRANSFER TAX	1442.63
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1455.63
STATE OF TENNESSEE, CUMBERLAND COUNTY	
JUDY GRAHAM SWALLOW	
RECORDING CLERK	

BRIDGE 1527/25-710

PROPERTY	
OWNER	STATE OF MISSISSIPPI
SECTION	1527/25-710
DATE	10/1/78
BY	RESE & STALLICK
PROJECT NO.	208 & 207 MISSISSIPPI RIVER
SCALE	1" = 100'
PROJECT NO.	208 & 207 MISSISSIPPI RIVER

REDUCED TO 15 1/4" by Highway Office



Mr. J. S. Stallick  
207 Main Street  
Cory, TN 38712

BRIDGE 1527/25-710

BRIDGE 1527/25-710

BRIDGE 1527/25-710

BRIDGE 1527/25-710



Accurate Easement Survey

Reese - Stallick

DATE	10/1/78
APPROVED	208 & 207 MISSISSIPPI RIVER
SCALE	1" = 100'
PROJECT NO.	208 & 207 MISSISSIPPI RIVER



21  
1,020

RIGHT-OF-WAY EASEMENT DEED

This instrument made and entered into on this the 7<sup>th</sup> day of June, 2004, by and between WILMA R. SHERRILL, WANDA R. HODGE, BARBARA R. EVANS, CHARLENE R. SHERRILL, KENNETH WAYNE REESE, and CHARLES R. REESE hereinafter referred to as "Grantors"; and DAVID C. SHERRILL hereinafter referred to as "Grantee".

WITNESSETH

WHEREAS, Grantors are the owners of certain real property lying and being in the FIFTH CIVIL DISTRICT of Cumberland County, Tennessee, being approximately 2 acres lying on the northerly right-of-way of the Martin Burgess Road, identified on Tax Map 170, Parcel 15.00. For the previous and last recorded instrument, see deed dated July 22, 1988 of record at Deed Book 367, page 643, Register's Office, Cumberland County, Tennessee.

WHEREAS, Grantee is the owner of approximately 16.2 acres lying and being in the FIFTH CIVIL DISTRICT of Cumberland County, Tennessee, identified as Tax Map 170, Parcel 6.01 acquired by Deed dated December 14, 2000 from Will H. Campbell and wife, Lucille Campbell of record at Book 1066, page 130, Register's Office, Cumberland County, Tennessee; and,

WHEREAS, Grantors desire to grant to Grantee a roadway easement over their property to Grantee's property.

NOW, THEREFORE, for an in consideration of the sum of One (\$1.00) <sup>1/1</sup> Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt and sufficiency of which is hereby acknowledged, Grantors do hereby grant and convey unto Grantee a non-exclusive easement and right-of-use for roadway purposes over, through and across the existing driveway which proceeds from the Martin Burgess Road in a northerly direction to the property of the Grantee. This easement shall be fifteen (15) feet in width, 7.5 feet on either side of the center line of the existing gravel driveway, which driveway is depicted on Exhibit "A" attached hereto. This non-exclusive easement gives Grantees the right to enter upon and use said land for the purpose of ingress and egress, and for no other purpose. Grantors reserve the right to use said right-of-way for themselves, their heirs and assigns.

This instrument prepared by:  
LOONEY & LOONEY, ATTORNEYS  
Crossville, TN 38555

Map 170  
Parcel 6.01 and 15.00

BK 1171 PS 866

This grant shall specifically include, but in no way be limited to, the right to use said roadway for the purpose of ingress and egress, to pave and improve same, and to maintain and repair said roadway as the Grantee deems necessary.

The Grantors warrant that they are the owners of the land over which this right-of-way is conveyed; have a good and lawful right to grant this easement and right-of-use, and that they will forever warrant and defend the title to the rights herein granted against the lawful claims of all persons, and the Grantors bind their heirs, representatives and assigns by these covenants.

WITNESS our hands and signatures on the above day and date.

Wilma R. Sherrill  
WILMA R. SHERRILL

Wanda R. Hodge  
WANDA R. HODGE

Barbara R. Evans  
BARBARA R. EVANS

Charlene R. Sherrill  
CHARLENE R. SHERRILL

Kenneth Wayne Reese  
KENNETH WAYNE REESE

Charles R. Reese  
CHARLES R. REESE

State of Tennessee )  
County of Cumberland )

State of Tennessee, County of CUMBERLAND  
Received for record the 11 day of  
JUNE 2004 at 3:06 PM. DEEDS SYSTEM  
Recorded in official records GENERAL IN  
Book 1171 page 865-868  
State Tax \$ 3.70 Clerks Fee \$ 1.00  
Recording \$ 17.00 Total \$ 21.70  
Register of Deeds JUDY GRAHAM SWALLONS  
Deputy Register REGINA HODGE  
(Comm. 1995)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Wilma R. Sherrill, Wanda R. Hodge, Barbara R. Evans, Charlene R. Sherrill, Kenneth Wayne Reese and Charles R. Reese, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within and foregoing instrument as their free act and deed for the purposes therein contained.

2004. WITNESS my hand and seal on this 7 day of June



Kenneth Wayne Reese  
NOTARY PUBLIC

SK 1171 PG 867

STATE OF TENNESSEE, CUMBERLAND COUNTY

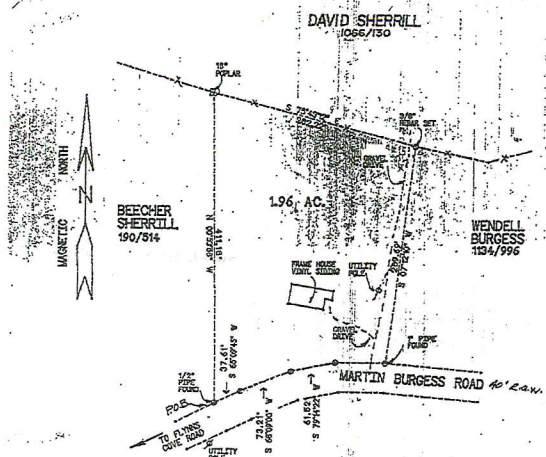
I, or we, hereby certify or affirm that the actual consideration for the property transferred, whichever is greater, is \$ 1,000.00, which amount is equal to or greater than the actual consideration for the property transferred would command at a full voluntary sale.

Adm. Tax Paid \$ 3.70

Subscribed and sworn to before me this 11 day of June 2004

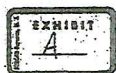
Regina Hodge  
Regina Hodge





**WILMA R. SHERRILL ET.AL SURVEY**

MARTIN BURGESS ROAD  
FIFTH CIVIL DISTRICT  
CUMBERLAND COUNTY, TENNESSEE  
16 MARCH, 2004  
1.96 AC.  
SCALE: 1"=100'  
REF DEED BOOK 367 PAGE 643



I hereby certify that this is a  
Category II survey and  
the ratio of precision of the  
unadjusted survey is 1:2,500  
or greater as shown herein.



PREPARED BY DAVID H. BRADLEY — LAND SURVEYING COMPANY SPARTA, TENNESSEE PH.931-939-2211