

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, **DH DEVELOPMENT, LLC**, a Colorado limited liability company, has this day bargained and sold and by these presents does hereby bargain, sell, transfer, and convey an undivided two thirds (2/3) interest in and to **DENNIS SMITH and wife, MARINDA SMITH** and an undivided one third (1/3) interest in and to **ANN GINTER**, their heirs and assigns, the following described tract of land, lying and being in the FIRST CIVIL DISTRICT of Fentress County, Tennessee, described as follows:

**Map 84, Parcel 2.41**

Being Lot 72 of **Sawyer's Ridge, Phase III**, a plat of which is of record at Plat Book 8, page 73, Register's Office, Fentress County, Tennessee.

Being the same property acquired by DH Development, LLC, by virtue of a deed dated May 19, 2021, from DH Timberland, LLC, of record at Book 340, page 229, Register's Office, Fentress County, Tennessee.

This conveyance is made subject, however, to Declaration of Covenants and Restrictions as recited of record at Book 327, page 307, Register's Office, Fentress County, Tennessee and to the Supplemental Declaration of record at Book 340, page 456, said Register's Office; and to such easements, conditions, and other matters shown on the plat of Sawyer's Ridge of record at Plat Book 8, page 73, said Register's Office.

To have and to hold the above described tract or parcel of land unto the grantees herein named, their heirs and assigns, in fee simple, forever.

Grantor covenants with the grantees herein named, their heirs and assigns, that it is lawfully seized and possessed of said land; has a good and lawful right to convey the same; it is free and unencumbered, except as herein set out; and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and Grantor binds its successors, assigns, and representatives by the above covenants.

This instrument prepared by:  
**LOONEY & CHADWELL TITLE SERVICES**  
156 Rector Avenue, Crossville, Tennessee 38555  
C3: B/Sawyer's Ridge/DH Development to Smith (Lot 72 Ph III)

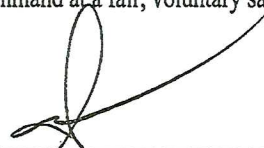
MAP GP CTL/MAP PARCEL  
N/C SPLIT COMB

**MELYNDA SULLIVAN**  
ASSESSOR OF PROPERTY  
FENTRESS COUNTY  
JAMESTOWN, TN 38556

**AFFIDAVIT OF CONSIDERATION**

State of Colorado       )  
                                      )  
County of Denver       )

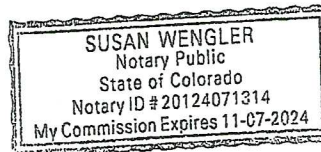
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$44,900.00, which amount is equal to or greater than the amount which property transferred would command at a fair, voluntary sale.

  
\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this 12 day of January, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: Nov. 7, 2024



<b>BK/PG: 355/891-893</b>	
<b>22000280</b>	
3 PGS:AL-DEED	
TRISH BATCH: 55279	01/20/2022 - 10:10:02 AM
VALUE	44900.00
MORTGAGE TAX	0.00
TRANSFER TAX	166.13
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	184.13
STATE OF TENNESSEE, FENTRESS COUNTY	
<b>TRISH SLAVEN</b>	
REGISTER OF DEEDS	

73 84  
IAP GP CT MAP PARCEL 1.00  
N/C SPLIT COMB 20.00

MELYNDA SULLIVAN  
ASSESSOR OF PROPERTY  
FENTRESS COUNTY  
JAMESTOWN, TN 38556

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, **DH DEVELOPMENT, LLC, a Colorado limited liability company**, has this day bargained and sold and by these presents does hereby bargain, sell, transfer, and convey unto **DENNIS RUEBEN SMITH and wife, MARINDA EVA SMITH**, their heirs and assigns, the following described tract of land, lying and being in the FIRST CIVIL DISTRICT of Fentress County, Tennessee, described as follows:

Map 73, Portion of Parcel 1.00

Map 84, Parcel 20.00

Being Lot 73 of Sawyer's Ridge, Phase III, a plat of which is of record at Plat Book 8, page 73, Register's Office, Fentress County, Tennessee.

Being the same property acquired by DH Development, LLC, by virtue of a deed dated May 19, 2021, from DH Timberland, LLC, of record at Book 340, page 229, Register's Office, Fentress County, Tennessee.

This conveyance is made subject, however, to Declaration of Covenants and Restrictions as recited of record at Book 327, page 307, Register's Office, Fentress County, Tennessee and to the Supplemental Declaration of record at Book 340, page 456, said Register's Office; and to such easements, conditions, and other matters shown on the plat of Sawyer's Ridge of record at Plat Book 8, page 73, said Register's Office.

To have and to hold the above described tract or parcel of land unto the grantees herein named, their heirs and assigns, in fee simple, forever.

Grantor covenants with the grantee herein named, their heirs and assigns, that it is lawfully seized and possessed of said land; has a good and lawful right to convey the same; it is free and unencumbered, except as herein set out; and that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, and Grantor binds its successors, assigns, and representatives by the above covenants.

This instrument prepared by:  
LOONEY & CHADWELL TITLE SERVICES  
156 Rector Avenue, Crossville, Tennessee 38555  
C3: B/Sawyer's Ridge/DH Development to Smith (Lot 73 Ph III)

EXECUTED this 21<sup>st</sup> day of May, 2021.

DH DEVELOPMENT, LLC

By: [Signature]

Its: Authorized Representative

State of Colorado )  
County of Denver )

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Baron M. Patsch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative of DH Development, LLC, a Colorado limited liability company, and that he as such Authorized Representative, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Authorized Representative.

WITNESS my hand and seal this 21<sup>st</sup> day of May, 2021.

[Signature]  
NOTARY PUBLIC

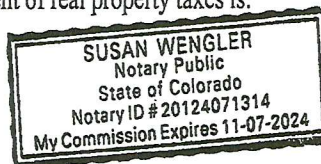
My commission expires: Nov. 7, 2024

The name and address of a property owner is:

Dennis R. Smith & Marinda E. Smith  
5200 NW 31<sup>st</sup> Ave., Unit G130  
Fort Lauderdale, FL 33309

The name and address of the person or entity responsible for payment of real property taxes is:

SAME



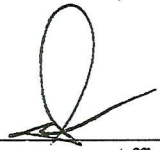
This instrument was prepared at the specific request of the parties, based solely upon information supplied by one or more of the parties to this instrument, and without examination of title or being furnished a survey. The preparer makes no representations or warranties as to the accuracy of the description or the status of the title to the property. The preparer of this instrument assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and the parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument. The parties to this instrument have not sought or obtained from the preparer any advice regarding the possible tax consequences, if any, of this transaction and no such advice has been furnished by the preparer.



**AFFIDAVIT OF CONSIDERATION**

State of Colorado     )  
                                      )  
County of Denver     )

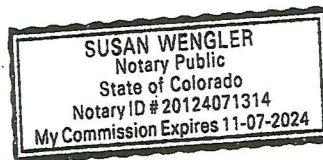
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$41,900.00, which amount is equal to or greater than the amount which property transferred would command at a fair, voluntary sale.

  
\_\_\_\_\_  
Affiant

Subscribed and sworn to before me this 21<sup>st</sup> day of May, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: Nov. 7, 2024



<b>BK/PG: 341/915-917</b>	
<b>21002394</b>	
3 PGS:AL-DEED	
TRISH BATCH: 52980	06/18/2021 - 10:11:25 AM
VALUE	41900.00
MORTGAGE TAX	0.00
TRANSFER TAX	155.03
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	173.03
STATE OF TENNESSEE, FENTRESS COUNTY	
<b>TRISH SLAVEN</b>	
REGISTER OF DEEDS	