

PROPERTY OWNER:  
Michael Shaver Plumbing +  
Septic, LLC  
472 Gravely Hill Road  
Bethpage, TN 37022

PERSON OR AGENCY  
RESPONSIBLE FOR  
PAYMENT OF TAXES:  
SAME AS ABOVE

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

BK/PG: 189/40-43

23000973

4 PGS:AL-WARRANTY DEED	
LETHA BATCH: 16825	
09/26/2023 - 11:16:45 AM	
VALUE	225000.00
MORTGAGE TAX	0.00
TRANSFER TAX	832.50
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	855.50

STATE OF TENNESSEE, PICKETT COUNTY  
**LETHA MCCURDY**  
REGISTER OF DEEDS

### WARRANTY DEED

This indenture made and entered into on this the 26<sup>th</sup> day  
of August, 2023, by and between

**CHARLES ALAN TAYLOR, TRUSTEE OF THE  
JEFFREY SCOTT TAYLOR SPECIAL NEEDS TRUST,  
Dated November 20, 2008**

hereinafter referred to as the GRANTOR, and

**MICHAEL SHAVER PLUMBING + SEPTIC PUMPING, LLC**  
A Tennessee limited liability company

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 GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEE, his heirs and assigns, the following described tract or parcel of land, to-wit:

A certain tract or parcel of land lying and being in the Second Civil District of Pickett County, Tennessee, and more particularly described as follows:

BEGINNING on a 1/2" rebar (old) at the Southeast corner of the lands of Arvindkumar R. Patel, deed book 165, page 445, said rebar being at the Northern right-of-way of Hwy. 111, thence leaving the said right-of-way and along the boundary of the lands of Patel as follows: N 13 58' 14" E 231.00' to the center of the drain; N 68 28' 07" W 148.50' (passing a 1/2" rebar set as a reference at 50.00') to a 1/2" rebar (old) in the Eastern boundary of the lands of Blake Merry, et

ux, deed book 175, page 395, thence leaving the lands of Patel and along the boundary of the lands of Merry as follows: N 08 14' 08" E 126.99' to a 20" hickory; N 20 50' 23" E 95.62' to a 10" hickory; N 20 52' 59" E 83.93' to a 1/2" rebar (old) at the Eastern right-of-way of Lovelady Road, 50' R/W, thence leaving the lands of Merry along the said right-of-way N 35 24' 27" E 68.12' to a 1/2" rebar (new) set at the Southwest corner of the lands of Wayne Brooks, et ux, deed book 118, page 258, and deed book 69, page 392, thence leaving the said right-of-way and along the Southern boundary of the lands of Brooks and the fence as follows: S 69 36' 52" E 74.40' to a 1/2" rebar (new); S 71 02' 22" E 547.27' to a 1/2" rebar (new) set at the Southwest corner of the lands of Glen Walker, deed book 29, page 503, thence leaving the lands of Brooks and along the boundary of the lands of Walker S 77 32' 52" E 85.67' to a stone at the Northwest corner of the lands of Jackie Eugene Shewmake, deed book 63, page 502, thence leaving the lands of Walker and the fence along the Western boundary of the lands of Shewmake S 12 56' 34" W 270.67' to a 30" forked hickory at the aforesaid right-of-way of Hwy. 111, thence leaving the lands of Shewmake and along the right-of-way of Hwy. 111 as follows: S 75 58' 10" W 492.24' to a 1/2" rebar (new); S 82 36' 41" W 173.46' to the beginning and containing 7.30 acres, by survey. Actual field survey performed by Michael W. Asberry, P.L.S. # 1653 on the 5<sup>th</sup> day of June, 2023. The bearings as described hereon have been correlated to the bearings as described in deed book 165, page 445.

This survey is subject to any easements, rights of ways, restrictions and/or exceptions which may affect said survey.

Being the same property conveyed in a Quitclaim Deed from Gilbert Taylor to CHARLES ALAN TAYLOR, TRUSTEE OF THE JEFFREY SCOTT TAYLOR SPECIAL NEEDS TRUST, Dated November 20, 2008, by Quitclaim Deed dated April 16, 2009, and recorded in the Register's Office for Pickett County, Tennessee, in Book 112, Page 624.

**Gilbert Taylor died on March 25, 2023, and therefore, his life estate has extinguished.**

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 GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES 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 GRANTEES, 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.

CHARLES ALAN TAYLOR, TRUSTEE OF THE  
JEFFREY SCOTT TAYLOR SPECIAL NEEDS TRUST,  
Dated November 20, 2008

By:   
CHARLES ALAN TAYLOR, TRUSTEE

STATE OF Texas

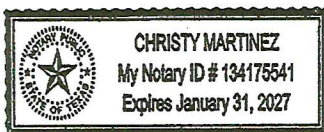
COUNTY OF Travis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHARLES ALAN TAYLOR, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be TRUSTEE of the JEFFREY SCOTT TAYLOR SPECIAL NEEDS TRUST, Dated November 20, 2008, the within bargainor, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of CHARLES ALAN TAYLOR as TRUSTEE of the JEFFREY SCOTT TAYLOR SPECIAL NEEDS TRUST, Dated November 20, 2008.

Witness my hand and official seal of office on this the 26 day of  
August, 2023.


  
NOTARY PUBLIC

Commission Expires: 01/31/2027





I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 225,000<sup>00</sup>, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

  
AFFIANT

Subscribed and sworn to before me this the 22nd day of September, 2023.

  
NOTARY PUBLIC

Commission Expires:  
06/01/2024

