

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$19,500.00, 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 on this the 12th day of September, 2025.

REGISTER OR NOTARY PUBLIC

MAP 022 PARCEL 023.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors, **Todd Goude and James Goude**, have bargained and sold and by these presents confirm, sell, transfer and convey unto the said **Steven Mintz**, his heirs and/or assigns, the following tract or parcel of real estate located in the 11th Civil District of Chester County, Tennessee, more particularly bounded and described as follows, to-wit:

Beginning at an iron pin set in the centerline of Center Hill Road, which point is the Northwest corner of Joel Daniel as recorded in Record Book 145, page 629, Register's Office of Chester County, Tennessee; thence, from the point of beginning, and with the centerline of Center Hill Road, the following calls; North 06 degrees 11 minutes 46 seconds East 70.76 feet; North 08 degrees 07 minutes 10 seconds East 60.32 feet; North 24 degrees 37 minutes 48 seconds East 86.95 feet; North 41 degrees 53 minutes 22 seconds East 78.67 feet; North 60 degrees 13 minutes 29 seconds East 191.63 feet; North 49 degrees 20 minutes 32 seconds East 174.83 feet; North 37 degrees 56 minutes 22 seconds East 156.38 feet to the Northwest corner of the herein described lot; thence, on a new line through Wood, South 33 degrees 45 minutes 11 seconds East 398.30 feet to an iron pin set at the Northwest corner of Tony Climer as recorded in Record Book 196, page 453, Register's Office of Chester County, Tennessee; thence, with the West line of Climer and then Dale Middleton, South 03 degrees 41 minutes 59 seconds East 472.91 feet to an iron pin set at the most eastern northeast corner of Daniel; thence, with lines of Daniel, the following calls: South 89 degrees 45 minutes 25 seconds West 549.18 feet to an iron pin set; North 07 degrees 45 minutes 48 seconds East 208.24 feet to an iron pin set; South 89 degrees 45 minutes 25 seconds West 230.80 feet to the point of beginning, containing 8.9 acres, as surveyed by Advanced Land Surveying, Inc., R.L.S. No. 1999, on April 9, 2003.

Being the same property conveyed to Todd Goude and James Goude by Warranty Deed executed August 20, 2012 and of record in Record Book 364, page 534 in the Register's Office of Chester County, Tennessee.

THE FOLLOWING RESTRICTIVE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE GRANTEE AND THE GRANTEE'S HEIRS, REPRESENTATIVES, SUCCESSORS, AND ASSIGNS.

1. THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTION THAT NO SINGLE WIDE TRAILERS, DOUBLE WIDE TRAILERS OR MANUFACTURED HOMES, TRAVEL TRAILERS, TENTS, SHACKS OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE BROUGHT UPON OR PLACED UPON SAID PROPERTY AS A RESIDENCE.
2. THE ABOVE DESCRIBED 8.3 ACRES MAY NOT BE DIVIDED INTO SMALLER PARCELS OR LOTS NOR SHALL MORE THAN ONE RESIDENTIAL DWELLING UNIT BE ERCTED ON SAID PROPERTY.
3. THE ABOVE DESCRIBED TRACT OF LAND SHALL BE USED FOR PRIVATE, SINGLE-FAMILY RESIDENTIAL PURPOSES ONLY AND SHALL NOT BE USED FOR ANY COMMERCIAL PURPOSES.



4. SAID DWELLING SHALL CONTAIN A MINIMUM OF 1000 SQUARE FEET HEATED LIVING SPACE.
5. FOR THE PERIOD OF TIME BETWEEN THE PURCHASE OF SAID PROPERTY AND THE COMMENCEMENT OF ACTIVE CONSTRUCTION OF A SINGLE FAMILY DWELLING UNIT, THE LAND SHALL BE MAINTAINED IN GENERALLY THE SAME CONDITION AS EXISTED AT THE TIME OF PURCHASE.

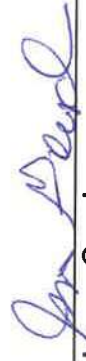
TO HAVE AND TO HOLD, the same, with all of the appurtenances, estate, title and interest thereto belonging unto the said **Steven Mintz**, his heirs and/or assigns, forever in fee simple, with whom she covenants that she is lawfully seized and possessed thereof in fee simple with a good and lawful right to sell and convey same unencumbered.

We further covenant and bind ourselves, our heirs and personal representatives, to warrant and forever defend the title thereto unto the said **Steven Mintz**, his heirs and/or assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the 12th day of September, 2025.



Todd Goude



James Goude

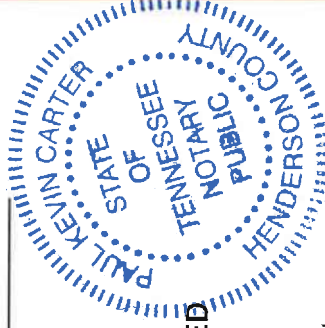
STATE OF TN
COUNTY OF HENDERSON

Before me, a Notary Public, of the state and county mentioned, personally appeared **Todd Goude** and **James Goude**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainer, and has executed the foregoing instrument for the purpose therein contained, by personally signing this document.

WITNESS MY HAND AND OFFICIAL SEAL at Office in Lexington, Tennessee, this 12th day of September, 2025.

MY COMMISSION EXPIRES: 1-19-29.

NOTARY PUBLIC



NO NEW SURVEY - LEGAL TAKEN FROM PRIOR DEED

Name of owners and persons responsible for payment of real property taxes:
Steven Mintz

File No. 20251049