

GENERAL WARRANTY DEED

This instrument prepared by:

Amanda M. Howard
Attorney at Law
P.O. Box 924
Jamestown, TN 38556

NEW OWNER/SEND TAX BILLS TO:

Janet Serio
3040 Edwards Peace Dr.
Wauchula, FL 33873

Tax Identification: Map 37, Parcel 4.04

For good and valuable consideration received I, DAVID P. CLARK, have bargained and sold and do hereby transfer and convey unto JANET SERIO, the following described real estate:

Lying and being in the First Civil District of Fentress County, Tennessee and being a portion of a tract of land conveyed by Hugo Gernt and Arthur Gernt to Gilbert Hicks and wife, Elsie Hicks, by deed dated November 18, 1946 and recorded in Deed Book N-3, Page 159, in the Register's Office of Fentress County, Tennessee, and located roughly 16 miles from the Courthouse in Jamestown, Tennessee by traveling northwardly along U.S. Highway 127 about two miles to Tennessee State Highway 154 (Pickett State Park Road); thence along said roadway about 8 miles to the intersection of said Pickett State Park Road with Leatherwood Ford Road; thence eastwardly along Leatherwood Ford Road roughly 5 ½ miles to the Boonridge Road; thence northwestwardly and northwardly along Boonridge Road about 38/100 of a mile to the southwest corner of the Jimmy Hicks, Jr. one acre tract as described in a deed from Bessie Hicks Hanahan and Osda Hicks Dillon on September 7, 1989; thence north 87 degrees so as to run with the south line of the Jimmy Hicks, Jr. Tract 530 feet, more or less to a set stone in the west line of the Big South Fork Scenic River Project lands, being the southeast corner of the Jimmy Hicks, Jr. Tract; thence south 3 degrees west with the west line of said Big South Fork Tract 84 feet to a set stone; thence south 87 degrees west so as to run parallel with the south line of the Jimmy Hicks, Jr. Tract 530 feet, more or less, to a set stone in the west line of the Glen Zellner, Jr. Tract; thence north 13 degrees east with the west line of the Zellner Tract roughly 50 feet, thence north 20 degrees west with said Zellner Tract 34 feet, more or less, to the beginning corner, containing one (1) acre, more or less.

The previous and last conveyance being the General Warranty Deed from CWC Properties, a partnership composed of Ronnie Cooper, E.J. Wright, and Ricky Cravens, unto David P. Clark, recorded on November 21, 2005, in Book 90, Page 1, in the Register's Office of Fentress County, Tennessee.

Subject to the coal, oil and gas rights that were reserved with the right to enter, drill, mine, take and remove the same in the deed from Arthur and Hugo Gernt to Gilbert and Elsie Hicks, recorded in Deed Book N3, page 159 of the Register's Office of Fentress County, Tennessee.

TO HAVE AND TO HOLD unto grantees in fee simple. Grantors covenant lawful seizin

and possession, right to convey, and that the land is unencumbered, and will warrant and defend the title thereto against all lawful claims. This 9 day of March 2022.


DAVID P. CLARK

STATE OF FLORIDA
COUNTY OF Charlotte

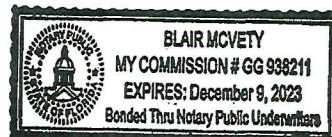
Before me, the undersigned Notary Public for the State of Florida, personally appeared David P. Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged the execution of the above document for the purposes therein contained, as witness my hand and official seal, this 9 day of March 2022.


NOTARY PUBLIC

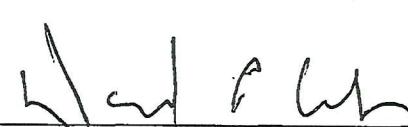
My Commission Expires:

12-9-2023

STATE OF FLORIDA
COUNTY OF Charlotte



I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is \$17,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.


AFFIANT

Sworn to and subscribed before me on this the 9 day of March 2022.


NOTARY PUBLIC

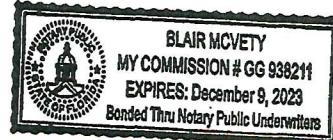
My Commission expires:

12-9-2023

BK/PG: 359/533-534

22001091

2 PGS AL-GENERAL WARRANTY	
AWRIGHT BATCH: 55904 03/16/2022 - 02:34:49 PM	
VALUE	17000.00
MORTGAGE TAX	0.00
TRANSFER TAX	62.90
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	75.90



STATE OF TENNESSEE, FENTRESS COUNTY
TRISH SLAVEN
NOTARY PUBLIC

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DAVID P. CLARK

STATE OF FLORIDA
COUNTY OF Charlotte

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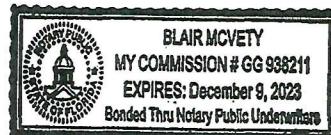


NOTARY PUBLIC

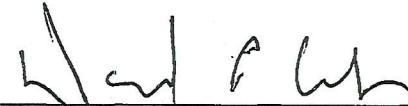
My Commission Expires:

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STATE OF FLORIDA
COUNTY OF Charlotte



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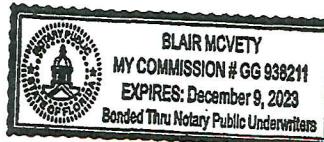
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2 PGS AL-GENERAL WARRANTY
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MORTGAGE TAX 0.00
TRANSFER TAX 62.90
RECORDING FEE 10.00
ARCHIVE FEE 0.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 75.90



STATE OF TENNESSEE, FENTRESS COUNTY
TRISH SLAVEN
REC'D BY REC'D BY