

This deed prepared without benefit of title search and upon information furnished by the parties.

This instrument must be recorded in the Register's Office of the County where the property below is located.

Name and Address of Owner:		Map and Parcel Numbers:	
James Claude Harris and wife, Janie Harris 262 Burr:stown Paradise Lane GAINESBORO, TN 38562		Map _____, Parcel _____	
Name and Address of Persons Responsible for Taxes:		This Instrument Prepared On Information Furnished by the Parties	
Same as above		O'Mara & Johnson, P.L.L.C. Attorneys at Law 317 West Spring Street Cookeville, TN 38501 (931) 526-8812	

ASSASSOR OF PROPERT
GARRY ANDERSON

WARRANTY DEED

MAP# 42 PAR# 2924 OR S
TRANSFERRED
DEC 2001

For and in consideration of the sum of Ten and no/100ths (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

FIRST NATIONAL BANK OF THE CUMBERLANDS, a banking institution organized and existing under the laws of the United States of America

hereinafter referred to as "Grantor", whether one or more, has this day bargained and sold and does hereby transfer and convey all my right, title and interest unto

JAMES CLAUDE HARRIS and JANIE HARRIS, husband and wife

hereinafter called the Grantee, their heirs and assigns, a certain tract of land located in the Sixth Civil District of Jackson County, Tennessee, described as follows:

Beginning at corners of Lots 10, 11 and 23 and running thence South 35° 40' 18" West 309.67 feet; South 15° 36' 48" East 199.42 feet; South 17° 57' 24" East 102.74 feet; North 84° 38' 53" West 375.92 feet; North 03° 08' 36" West 44.87 feet; North 00° 42' 32" East 254.17 feet; North 00° 42' 32" East 280.51 feet; North 00° 42' 32" East 70.16 feet; South 72° 51' 16" East 258.29 feet; South 72° 51' 16" East 227.81 feet to the point of beginning, containing 5 acres, and being Tract 10 of Burr:stown Paradise per survey of Carlen J. Wiggins, Tennessee Registered Land Surveyor No. 70 dated May 21, 1993.

Also included with this property description is a 1996 16' x 50' Giles-Pinnacle #411, Serial #GI16468 mobile home.

The previous and last conveyance and/or Grantors' source of equitable interest for the property hereinabove described is: By a Deed by Trustee Under Foreclosure from Don O. Johnson, Substitute Trustee to First National Bank of the Cumberlands recorded in Record Book 12, page 172, Register's Office of Jackson County, Tennessee.

The 2001 property taxes and/or assessments shall be paid by the Grantee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever. Grantor covenants that it is

This instrument was prepared by Kelly R. Williams, based on information furnished. Unless a separate signed document is provided by preparer, no representation is made as to the accuracy of the description or the status of the title of the said property.

AFTER BEING PROPERLY EXECUTED, THIS DEED MUST BE IMMEDIATELY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF THE COUNTY OR COUNTIES WHERE THE PROPERTY IS LOCATED.

THIS INSTRUMENT PREPARED BY:
KELLY R. WILLIAMS
ATTORNEY AT LAW
P.O. BOX 608
LIVINGSTON, TN 38570

TRANSFERRED
MAP# PAR# **CORS**
46 29.08
JUL 29 2022

EXECUTRIX'S DEED

Kaleb Allen
ASSESSOR OF PROPERTY

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, I **AMMIE MATTHEWS**, an heir to the **ESTATE OF JAMES CLAUDE HARRIS** and court appointed **EXECUTRIX** of the **ESTATE OF JAMES CLAUDE HARRIS**, filed for record in the Jackson County Chancery Court, Probate Division No. 2021-CV-38, hereinafter referred to as **GRANTOR**, (**JANIE HARRIS** predeceasing her husband, the decedent, **JAMES CLAUDE HARRIS** in death **DOD 4-24-18**) have this day bargained and sold and by these presents do transfer and convey unto **AMMIE MATTHEWS** and **JOYLENE HARRIS**, hereinafter referred to as **GRANTEES**, their heirs and assigns, the hereinafter described property, in and to a certain tract or parcel of land lying and being in the 6th Civil District of Jackson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at corners of Lots 10, 11, and 23 and running thence South 35°40' 18" West 309.67 feet; South 15° 36' 48" East 199.42 feet; South 17° 57' 24" East 102.74 feet; North 84° 38' 53" West 375.925 feet; North 03° 08' 36" West 44.87 feet; North 00° 42' 32" East 280.51 feet; North 00° 42' 32" East 70.16 feet; South 72° 51' 16" East 258.29 feet; South 72° 51' 16" East 227.81 feet to the point of beginning, containing 5 acres, and being Tract 10 of Burrstown Paradise per survey Carlen J. Wiggins, Tennessee Registered Land Surveyor No. 70 dated May 21, 1993.

Also included with this property description is a 1996 16' x 50' Giles-Pinnacle #411, Serial #GI16468 mobile home.

The previous and last conveyance being a Warranty Deed to **JAMES CLAUDE HARRIS** and **JANIE HARRIS** from **FIRST NATIONAL BANK** of **THE CUMBERLANDS** recorded in Book 12, page 817-818, in the Register's Office for Jackson County, Tennessee.

