

This Instrument Prepared By:
STANLEY & BRATCHER, ATTORNEYS
100 West Main Street
McMinnville, TN 37110

JUSTIN MATHANIEL BOULDIN,
INDIVIDUALLY
BRANDI NASHAE HUDSON,
INDIVIDUALLY AND AS EXECUTRIX OF
THE ESTATE OF DAVID RANDALL BOULDIN

TO:

MICHAEL S. BURGESS

Address of Property:
250 Justin Lane
McMinnville, TN 37110

WARRANTY DEED
Map No. 105
Parcel No. 55.01

Wes Williams, Register
Warren County Tennessee
Rec #: 165090 Instrument #: 200081
Rec'd: 10.00 Recorded
State: 240.50 11/4/2022 at 2:40 PM
Clerk: 1.00 in Record Book
Other: 2.00 594
Total: 253.50 PGS 576-577

Person and/or Entity Responsible for Paying Property Taxes:
Michael S. Burgess
615 Pete Sain Road
Manchester, TN 37355

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, We, Justin Mathaniel Bouldin, individually, and Brandie Nashae Hudson, individually and as the Executrix of the Estate of David Randall Bouldin, have this day and date bargained and sold and by these presents do hereby sell, transfer and convey unto Michael S. Burgess, in Fee Simple, a certain tract or tracts of land lying and being in the Seventh Civil District of Warren County, Tennessee, more fully described as follows, to wit:

Beginning on an iron pin, Bouldin corner and Ware corner; thence with Ware line North 16° 08 min. 00 sec. 133.40 feet to a 24 inch hickory tree; thence North 84° 52 min. 40 sec. East, 1,025.61 feet to an iron pin, Ware and Boyd corner; thence North 49° 34 min. 28 sec. East, 227.16 feet to an iron pin, Hayes Creek; thence with Hayes Creek South 26° 45 min. 45 sec. East, 231.52 feet to an iron pin; thence South 64° 55 min. 04 sec. West, 991.86 feet to an iron pin set; thence N 59° 15 min. 27 sec. West, 508.96 feet to the point of beginning. Containing 8.27 acres, more or less, per survey of Larry C. Medley, dated 9-29-01.

NOTE: There is a 25 foot easement to property from Ridgewood, begin at the southwest corner of property South 06° 32 min. 39 sec. East, 111.21 feet; thence South 23° 04 min. 38 sec. East, 112.62 feet; thence South 48° 59 min. 46 sec. East, 42.48 feet; thence South 68° 01 min. 03 sec. East, 82.07 feet; thence South 89° 50 min. 12 sec. 135.80 feet; thence South 73° 31 min. 46 sec. East, 132.41 feet; thence North 70° 52 min. 42 sec. 64.29 feet to the R.O.W. of Ridgewood Road.

For source of title, see Record Book 6, Page 133, Register's Office, Warren County, Tennessee (portion). See also the Last Will and Testament of David Randall Bouldin, Warren County Clerk & Master case 4256-P, Estate of David Randall Bouldin.

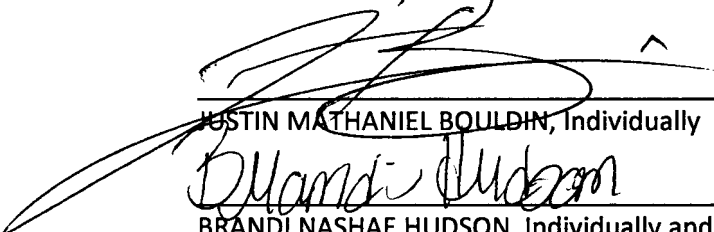
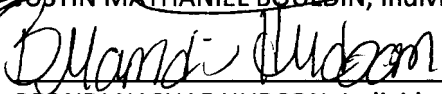
Sellers are responsible for any and all back taxes.

TO HAVE AND TO HOLD the said tract or tracts of land together with all right, title, interest and appurtenances thereto belonging unto the said Grantees as set out above, forever.

And WE do covenant with the said Grantees, as set out above, that WE ARE lawfully seized and possessed of the said land; that WE have a good and lawful right to sell and convey the same; and the same is unencumbered.

And WE do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the land unto the said Grantees, as set out above, against the lawful claims and demands of all persons whomsoever.

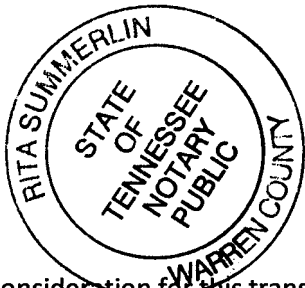
WITNESS OUR hands this the 4 day of November, 2022.



JUSTIN MATHANIEL BOULDIN, Individually

BRANDI NASHAE HUDSON, Individually and
As the Executrix of the Estate of David Randall Bouldin

STATE OF TENNESSEE
COUNTY OF WARREN

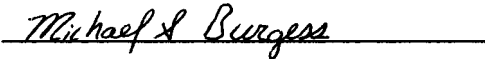
Personally appeared before me, the undersigned Notary Public in and for the said State and County, the within named bargainor, JUSTIN MATHANIEL BOULDIN, individually, and BRANDI NASHAE HUDSON, individually and as Executrix of the Estate of David Randall Bouldin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal at office this the 11 day of November, 2022.

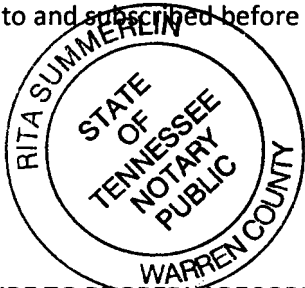




NOTARY PUBLIC
My Commission Expires: 4-11-26

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater is \$ 125,000.00.



Sworn to and subscribed before me this the 4 day of November, 2022.




REGISTER/NOTARY PUBLIC
My Commission Expires: 4-11-26

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES. THIS DEED PREPARED BASED UPON INFORMATION PROVIDED TO PREPARER.
Burgess, Michael S.