

This instrument prepared by William Dan Douglas, Jr., Attorney
Ripley, Tennessee, without the benefit of a title opinion
Description provided by Grantor

WARRANTY DEED

Greg Summar, Register
Lauderdale County Tennessee
Rec #: 178284 Instrument #: 198449
Rec'd: 15.00 Recorded
State: 111.00 2/23/2022 at 9:13 AM
Clerk: 1.00 in Record Book
Other: 2.00 769
Total: 129.00 PGS 642-644

STATE OF TENNESSEE)
COUNTY OF LAUDERDALE) KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JANET LANE, fka JANET ODEGARRD, have this day bargained and sold and do by these presents transfer, sell and convey to DANNY HUTCHERSON, his heirs and assigns forever in fee simple, the following described real estate, together with all improvements thereon, lying, situated and being in the 3rd Civil District of Lauderdale County, Tennessee, and more particularly described as follows, to-wit:

FIRST TRACT:

Beginning at a telephone pole on the south side of the Morris Ferry Road and being approximately 80' 4' from the northeast corner of the tract of land conveyed to Williams and wife by deed of Delaschmidt and wife, runs thence south along a row approximately 504 feet to a road, at a point in the southern boundary of the land conveyed to Williams and wife; runs thence west along the southern boundary line of said tract to a point being the southwestern corner of the land conveyed to Williams and wife; runs thence north along the west boundary line of said tract approximately 516 feet to the northwest corner of the land conveyed to Williams and wife by Delaschmidt; runs thence along the north boundary line of said tract to the point of beginning.

EXCLUSION:

Parcel sold as recorded in Book 204, page 165 of the Register's Office of Lauderdale County, Tennessee, and incorporated herein by reference for description.

SECOND TRACT:

Beginning at a stake in the south right of way of Morris Ferry Road, said stake being the northeast corner of the Henning 1.98 acre tract, of which this survey is a part, also being the northwest corner of Gordon Leggett; thence with the west line

of Leggett, and leaving the road, South 18-1/2 degrees West 160 feet to a stake; thence West 106.44 feet to a stake at the southeast corner of Woodrow Jackson and being an interior corner of the 1.98 acre tract; thence North 27 degrees East 160 feet to a stake in the south right of way of the road, said stake being the northeast corner of Woodrow Jackson; thence with the south right of way of the road, East 85.50 feet to the beginning.

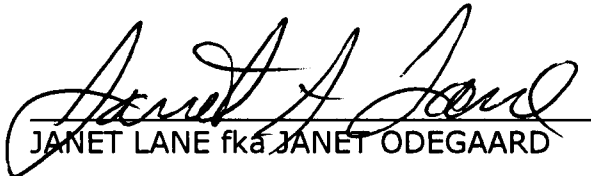
This property being designated as Map 123H, Group E, Parcel 9.00 in accordance with the Tax Assessor's Office of Lauderdale County, Tennessee.

Property address: 163 E. McFarlin Ave, Henning, TN 38041
Being the same property conveyed to Janet Odegaard, by deed recorded in Book 654, page 278 of the Register's Office of Lauderdale County, Tennessee.

TO HAVE AND TO HOLD the above described and conveyed real estate unto DANNY HUTCHERSON, his heirs and assigns forever in fee simple.

I COVENANT that I am lawfully seized and possessed of said tract of land; that said property is free and unencumbered, and that I will warrant and forever defend the title to the same against the lawful claims of all persons whomsoever.

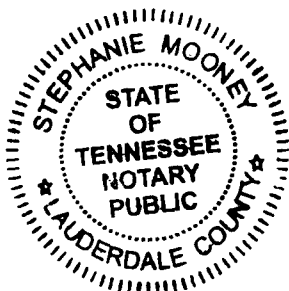
WITNESS my signature, this 22nd day of February, 2022.

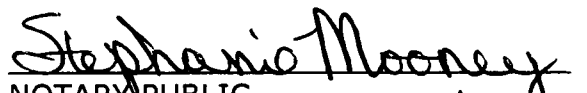

JANET LANE fka JANET ODEGAARD

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned Notary Public, in and for said state and county, Janet Lane, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and seal of office, at office, this 22nd day of February, 2022.




NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/17/24

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$ 30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Danny Hutcherson
AFFIANT

Sworn to and subscribed before me, this 22nd day of February, 2022.

Stephanie Mooney
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/17/24

PERSON OR AGENCY RESPONSIBLE
FOR PAYMENT OF TAXES:

Danny Hutcherson
Name of person or agency

392 Stardust Dr, Ripley, TN 38063
Address of above party

Same
Name of property owner

Same
Address of property owner

