

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

QUITCLAIM DEED

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

That for and in consideration of the sum of One (\$1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, NICOLE SANDERS, have this date bargained and sold and do hereby sell, convey and quitclaim unto BRADLY SANDERS, his heirs and assigns forever in fee simple, all of my right, title and interest in and to 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:

Beginning at a PK nail in the intersection of the center line of McFarlin Street or Henning-Orysa Road with the center line of the Morris Ferry Road, said point being the northwest corner of subject tract, now being described, runs thence with the center line of McFarlin Street (Henning-Orysa Road) as follows: South 60 degrees 23 minutes east 352.38 feet to a point; thence South 54 degrees 42 minutes East 69.87 feet to a point in a sharp curve; thence South 1 degree 34 minutes East 167.0 feet to a stake in the west margin of Chelsea Alley, said point being subject tract's inner southeast corner and Clarence and Willie Leaks' northeast corner; thence with Leak's north line North 62 degrees 27 minutes West 85.14 feet to an iron stake, inner corner of subject tract and the northwest corner of Leaks' lot; thence with Leaks' west line, South 27 degrees 13 minutes West 106.49 feet to a corner post, Lonnie Rigsby's northeast corner; thence with Rigsby's north line, North 66 degrees 30 minutes West 350.04 feet to a point in the center of the Morris Ferry Road; thence with the center of the Morris Ferry Road, North 14 degrees 34 minutes East 307.05 feet to the point of the beginning and containing 2.6 acres, more or less.

EXCLUSION: Included in the above description, but excluded from this conveyance, is a tract of land being retained by Jason D. Sanders as described in Book 604, page 725 of the Register's Office of Lauderdale County, Tennessee, and being more particularly described as follows: Description of a 0.51 acre partition of the Jason D. Sanders property, being a part of the same property as recorded at Record Book 596, Page 333 in the Lauderdale County Register's Office. Said partition being located on the South side of Highway 87 (McFarlin Avenue) and on the West side of Chelsea Alley (Montgomery Street) and situated in the 3rd Civil District of Lauderdale County, Tennessee. Beginning at a found 1-1/2 inch angle iron at a tree fence corner, being an interior corner of Jason D. Sanders, Record Book 596, Page 333, of which this 0.51 acre partition is a part, also being an exterior corner of Clarence & Willie Leaks, Record Book T-4, Page 400; thence with the west line of Leaks, S 27 deg. 13' 00" W, a distance called and measured 106.49 feet to a 6 inch cedar fence corner at the Southernmost southeast corner of

Sanders and the Northeast corner of Deborah Maxwell, Record Book 479, Page 405, Tract One; thence with the Southernmost line of Sanders and the North line of Maxwell, N 66 deg. 48' 46" W, 84.92 feet to a set 1/2 inch rebar with orange plastic cap affixed stamped "Key 1970", which is typical for all monuments herein referred to as set, at the Southwest corner of this 0.51 acre partition; thence with the West line of said partition, N 32 deg. 27' 46" E, 243.77 feet to a set monument at the Northwest corner of said partition and being the south right of way line of Hwy 87 (McFarlin Avenue) 50 ft. right of way; thence with said South right of way line with the following six (6) courses: S 60 deg. 27' 31" E, 20.63 feet; S 42 deg. 11' 30" E, 17.06 feet; S 27 deg. 07' 24" E, 27.31 feet; S 16 deg. 39' 32" E, 20.64 feet; S 13 deg. 38' 52" E, 37.65 feet; S 25 deg. 02' 26" E, 37.95 feet to the intersection of the West line with Chelsea Alley (Montgomery Street) 15 ft right of way; thence with said West right of way line of Chelsea Alley, S 00 deg. 11' 32" W, 43.60 feet to a set monument at a Southeast corner of Sanders and the Northeast corner of Leaks; thence with the North line of Leaks, N 64 deg. 12' 16" W, a distance called and measured 85.14 feet to the point of beginning and containing 0.51 acre, more or less. There exists on this 0.51 acre a single story frame residence and other improvements as shown on plat of survey.

Being designated as Map 123G, Group A, Parcel 13 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to Bradly Sanders and wife, Nicole Sanders, by deed recorded in Book 753, page 515 of the Register's Office of Lauderdale County, Tennessee.

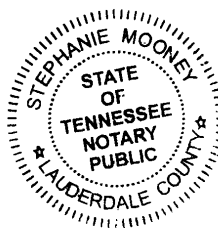
WITNESS my signature, this 19th day of April, 2021.

Nicole Sanders
NICOLE SANDERS

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned Notary Public, in and for said state and county, NICOLE SANDERS, 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 19th day of April, 2021.

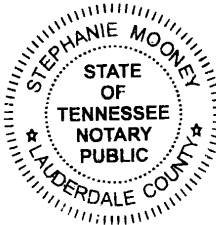


Stephanie Mooney
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/17/24

I, or we, hereby swear or affirm that the actual consideration for this transfer is \$ -0-.

Bradly Sanders
AFFIANT

Sworn to and subscribed before me, this 19th day of April, 2021.



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

PERSON RESPONSIBLE
FOR PAYMENT OF TAXES:

Bradly Sanders
NAME OF PROPERTY OWNER

105 Morris Ferry Rd, Henning, TN 38041
ADDRESS OF PROPERTY OWNER