

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

QUITCLAIM DEED

Greg Summar, Register
 Lauderdale County Tennessee
 Rec #: 177632 Instrument #: 197603
 Rec'd: 15.00 Recorded
 State: 0.00 12/3/2021 at 9:24 AM
 Clerk: 0.00 in Record Book
 Other: 2.00 766
 Total: 17.00

PGS 75-77

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

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, WE, ELBERT LEE BAUM and wife, DIANNIA FAYE BAUM, have this date bargained and sold and do hereby sell, convey and quitclaim to ANDREW CARTER BAUM and wife, LESLIE SMITH BAUM, as tenants by the entirety, their 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 13th Civil District of Lauderdale County, Tennessee, and more particularly described as follows, to-wit:

Commencing at a set ½" iron pin in the South Right of Way of Highway 87, having a 60' ROW and being 30' south of the center line, the northwest corner of John William Sumrow Family Trust Tract as described in Book 674, Page 712, and being the southwest corner of Elbert Lee Baum Tract (this being a part of) as described in Book 261, Page 248 in the Register's Office of Lauderdale County, Tennessee, "Point of Beginning"; Thence with the South Right of Way of Highway 87, N 48° 34' 36" E, 948.69' to a set ½" iron pin, being the new southwest corner of Baum Tract (261/248), and the northwest corner of subject tract; Thence leaving said ROW S 63° 17' 51" E, 1321.49' to a set ½" iron pin, being an inner corner of subject tract; Thence N 63° 56' 12" E, 619.15' to a set ½" iron pin; Thence S 85° 33' 39" E, 212.29' to a set ½" iron pin, being the northeast corner of subject tract, a new inner corner of Baum Tract (261/248); Thence S 5° 50' 10" W, 494.60' to a set ½" iron pin in the north line of Sumrow Tract (674/712), being the southeast corner of subject tract; Thence with the north line of Sumrow Tract (674/712), N 85° 33' 39" W, 2617.33' to the true Point of Beginning, said parcel being 1033349.35 Sq. Ft. or 23.722 Acres more or less, according to survey referenced to the Tennessee State Plane Coordinate System (NAD83) dated November 9, 2021, by Randall S. Carmack TN RLS 1424, Carmack Surveying 1295 Meeks Road, Halls, Tennessee 38040.

Being designated as a portion of Map 134, Parcel 10.02 in accordance with the Property Assessor's Office of Lauderdale County, Tennessee.

Being a portion of the property conveyed to Elbert Lee Baum and Diannia Faye Baum by deed recorded in Book 261, page 248 of the Register's Office of Lauderdale County, Tennessee.

WITNESS our signatures, this 3rd day of December, 2021.

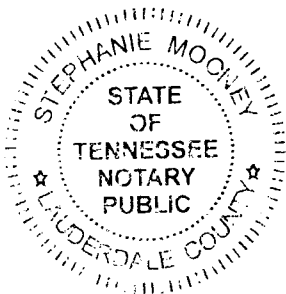

ELBERT LEE BAUM

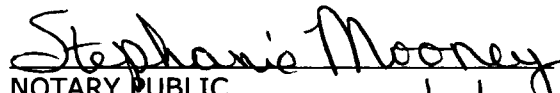

DIANNIA FAYE BAUM

STATE OF TENNESSEE)
)
COUNTY OF LAUDERDALE)

Personally appeared before me, the undersigned Notary Public, in and for said state and county, ELBERT LEE BAUM and wife, DIANNIA FAYE BAUM, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal of office, at office, this 3rd day of December, 2021.

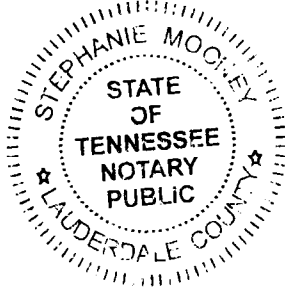



NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/17/24

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

Alan Bunn
AFFIANT

2021. Sworn to and subscribed before me, this 3rd day of December,



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

PERSON RESPONSIBLE
FOR PAYMENT OF TAXES:

Alan Bunn
NAME OF PROPERTY OWNER

PO Box 711 Carlington TN 38019
ADDRESS OF PROPERTY OWNER