

THIS INSTRUMENT PREPARED BY:

BEAU E. PEMBERTON, ATTORNEY AT LAW
109 N. POPLAR ST.
DRESDEN, TN 38225

Greg Summar, Register
Lauderdale County Tennessee
Rec #: 166544 Instrument #: 182902
Rec'd: 10.00 Recorded
State: 41.14 7/11/2017 at 10:17 AM
Clerk: 1.00 in Record Book
Other: 2.00 702
Total: 54.14 Pgs 36-37

QUITCLAIM DEED

THIS DEED MADE AND ENTERED INTO ON THIS THE 5 DAY OF May, 2017,
BY AND BETWEEN **JEFF HARRISON**, PARTY OF THE FIRST PART AND **BRENDA JOYNER AND
MORRIS LEE JOYNER, JR., AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**,
PARTIES OF THE SECOND PART.

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF \$10.00, CASH IN HAND PAID, THE RECEIPT OF
WHICH IS HEREBY ACKNOWLEDGED, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, I, **JEFF
HARRISON**, HAVE THIS DAY BARGAINED AND SOLD, AND BY THOSE PRESENT, DO TRANSFER AND
CONVEY UNTO **BRENDA JOYNER AND MORRIS LEE JOYNER, JR., AS JOINT
TENANTS WITH RIGHTS OF SURVIVORSHIP**, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, ALL
OF MY RIGHT, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY SITUATED IN
THE 13TH CIVIL DISTRICT OF LAUDERDALE COUNTY, TENNESSEE, TO-WIT:

BEGINNING AT A POINT IN THE CENTER OF HIGHWAY No. 87, SAID POINT BEING THE
NORTHEAST CORNER OF A TRIANGULAR SHAPED LOT OWNED BY MONTELL BATES, AND
BEING AN INTERIOR EASTERLY CORNER OF THE WAYNE MCGOWAN, JR. 479.17 ACRE
TRACT, OF WHICH THIS SURVEY IS A PART; RUNS THENCE WITH THE CENTER OF THE
HIGHWAY NORTH 18 DEGREES EAST 80 FEET TO A POINT IN THE CENTER OF THE HIGHWAY,
SAME BEING THE EAST LINE OF MCGOWAN, JR.; THENCE NORTH 72 DEGREES WEST 330
FEET TO A STAKE; THENCE SOUTH 13 DEGREES WEST 175 FEET TO A STAKE IN THE NORTH
LINE OF MONTELL BATES; THENCE WITH HIS NORTH LINE SOUTH 88 DEGREES EAST 330
FEET TO THE BEGINNING, AND CONTAINING 1.0 ACRE, ACCORDING TO A SURVEY OF MILTON
THORNTON, LAUDERDALE COUNTY SURVEYOR, UNDER DATE OF MARCH 27, 1970, AND
BEING A PART OF THE REAL ESTATE CONVEYED TO US AT BOOK 38, PAGE 389 OF THE
REGISTER'S OFFICE OF LAUDERDALE COUNTY, TENNESSEE.

**DESCRIPTION TAKEN FROM INSTRUMENT OF RECORD AT RECORD BOOK 315, PAGE
789, ROLCT.**

THIS PROPERTY BEING THE SAME PROPERTY CONVEYED TO JEFF HARRISON, BY CLERK AND
MASTER'S DEED OF SANDRA BURNHAM, CLERK AND MASTER OF THE CHANCERY COURT FOR
LAUDERDALE COUNTY, TENNESSEE, DATED MAY 10, 2013 AND OF RECORD AT RECORD
BOOK 650, PAGE 400, ROLCT. FOR ADDITIONAL DEED REFERENCE, REFER TO BOOK 66,
PAGE 263, ROLCT.

**IDENTIFIED AS TAX MAP 115, PARCEL 37.01 ON THE OFFICIAL TAX MAPS OF
LAUDERDALE COUNTY, TENNESSEE.**

**THIS QUITCLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION, TITLE
OPINION, OR RECENT LAND SURVEY, AND THE PREPARER OF THIS INSTRUMENT MAKES NO
REPRESENTATIONS OR CERTIFICATIONS AS TO THE VALIDITY OF THE TITLE OR THE ACCURACY OF
THE LEGAL DESCRIPTION FOR THE PROPERTY HEREIN CONVEYED.**

THE PARTIES HERETO ACKNOWLEDGE THAT BEAU E. PEMBERTON, ATTORNEY AT LAW, IS NOT THE CLOSING AGENT FOR THIS TRANSACTION, PURSUANT TO THE PROVISIONS OF SECTION 6045 (E) OF THE INTERNAL REVENUE CODE, AS AMENDED BY THE TAX REFORM ACT OF 1986.

PERSON(S) RESPONSIBLE FOR REAL ESTATE TAXES:

BRENDA JOYNER AND MORRIS LEE JOYNER, JR.

Brenda Joyner
Morris Lee Joyner, Jr.

8324 HWY 87
Henning, TN 38041

WITNESS MY HAND THE 5 DAY OF May, 2017

Jeff Harrison
JEFF HARRISON

STATE OF TENNESSEE

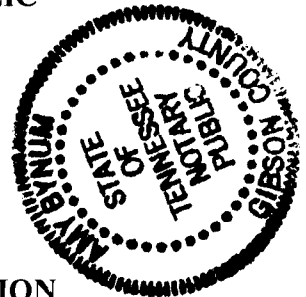
COUNTY OF Weaver

ON THIS THE 5 DAY May 2017, BEFORE ME PERSONALLY APPEARED TO ME KNOWN TO BE OR PROVEN BY SATISFACTORY EVIDENCE, **JEFF HARRISON**, THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND SEAL IN SAID COUNTY ON THE DATE ABOVE WRITTEN.

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-16-17



AFFIDAVIT OF VALUE AND CONSIDERATION

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS \$ 11,120.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR VOLUNTARY SALE.

Morris Lee Joyner, Jr.
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THE 11th DAY OF July, 2017.

Greg Sumner
Register of Deeds
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____