

Greg Summar, Register
Lauderdale County Tennessee
Rec #: 186261 Instrument #: 208785
Rec'd: 30.00 Recorded
State: 0.00 2/20/2025 at 2:56 PM
Clerk: 0.00 in Record Book
Other: 2.00 817
Total: 32.00 PGS 727-732

This Instrument Prepared By
WILKERSON & GAULDIN
Attorneys at Law
Post Office Box 220
Dyersburg, Tennessee 38025-0220

(Without Opinion of Title, Survey or Other Representation)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that WE, BILL WINTERS, a/k/a WILLIAM C. WINTERS and wife, DONNA J. WINTERS, do hereby quitclaim and convey unto WILLIAM C. WINTERS and DONNA J. WINTERS, TRUSTEES of the BILL AND DONNA WINTERS LIVING TRUST dated January 31, 2025, and any amendments thereto, all our right, title and interest in and to the following described real estate:

TRACT 1: (John Moorer Road) Lying and being situated in the First (1st) Civil District of Lauderdale County, Tennessee, and being more particularly described as follows: BEGINNING at a set cotton spindle in the center line of John Moorer Road, said point being the northwest corner of the Roberta Durham Walker Family Trust and Charles Walker Estate 69.2 acre tract (Record Book 289, page 731) and the northeast corner of the Roberta Durham Walker Family Trust and Charles Walker Estate 118.218 acre tract, now being described, runs thence with the west lines of the Walker 69.2 acre tract and Roger Fisher's tract (Record Book 381, page 575) and the inner west line of the Shadrach Rice Estate (Record Book X-3, page 212), South 6 degrees 00 minutes 42 seconds West, passing a set iron pin at 30.00 feet and continuing for a total distance of 1930.95 feet to a set iron pin, subject tract's southeast corner and an inner corner of the Shadrach Rice Estate; thence with the north line of the Shadrach Rice Estate, North 83 degrees 29 minutes 18 seconds West 2638.43 feet to a set iron pin, subject tract's southwest corner and an inner corner of the Shadrach Rice Estate; thence with the inner east line of the Shadrach Rice Estate, North 1 degree 21 minutes 56 seconds East, passing a set iron pin at 1770.12 feet and continuing for a total distance of 1800.28 feet to a set cotton spindle in the center line of John Moorer Road, subject tract's northwest corner and the inner northeast corner of the Shadrach Rice Estate; thence with the center line of John Moorer Road and the south line of Lee Moorer's lot (Record Book 39, page 325), South 82 degrees 39 minutes 58 seconds East 657.36 feet to a set iron pin in the south margin of John Moorer Road, subject tract's inner corner and Lee Moorer's inner southeast corner; thence with Moorer's inner east line, North 7 degrees 20 minutes 02 seconds East, passing the center line of John Moorer Road at 22.9 feet and continuing for a total distance of 118.80 feet to a set iron pin, subject tract's inner northwest corner and Moorer's inner corner; thence with Moorer's south line, South 86 degrees 36 minutes 30 seconds East 362.02 feet to a set cotton spindle in the center line of John Moorer Road; thence along the center line of John Moorer Road as follows: South 88 degrees 46 minutes 28 seconds East 82.43 feet to a point; thence along a curve to the right having a radius of 1797.61 feet, a delta of 5 degrees 43 minutes 57 seconds, an arc length of 179.85 feet, a chord bearing of South 85 degrees 54 minutes 30 seconds East and a chord distance of 179.77 feet to a point; thence South 83 degrees 02 minutes 31 seconds East 328.53 feet to a point; thence South 83 degrees 34 minutes 35 seconds East 495.30 feet to a point; thence South 82 degrees 45 minutes 10 seconds East 354.39 feet to a point; thence South 83 degrees 28 minutes 47 seconds East 322.71 feet to the point of beginning and containing 118.218 acres, more or less.

Being further identified as Map 143, Parcel 22.01 in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Being the same property conveyed to Bill Winters and wife, Donna J. Winters, by deed recorded in Record Book 470, Page 473, in the Register's Office for Lauderdale County, Tennessee.

TRACT 2: (Sanford Road) ***a one-half (1/2) undivided interest*** Situate, lying and being in the Second (2nd) Civil District of Lauderdale County, Tennessee, and more particularly described as follows, to-wit:

PARCEL A: BEGINNING at a found cotton spindle in the center line of Conner-Whitefield Road, said point being the southwest corner of the Frank Keller, II, tract (Book 399, page 446) and the northwest corner of the E.E. Sanford Farm Partnership of which this tract now being described is a portion, runs thence with Keller's south line, North 84 degree 51 minutes 50 seconds East, passing a found iron pin at 35.00 feet and continuing for a total distance of 3030.02 feet to a found iron pin, Keller's southeast corner and southwest corner of William Spiller's tract (Book 412, page 653); thence with Spiller's south line, North 84 degrees 21 minutes 18 seconds East, passing a found iron pin at 1483.50 feet and continuing for a total distance of 1513.50 feet to a found cotton spindle in the center line of Carney Road, subject tract's northeast corner and Spiller's southeast corner; thence with the center line of Carney Road, South 4 degrees 25 minutes 29 seconds East 1539.58 feet to a found cotton spindle at the intersection of the center line of Carney Road with the north right of way line of State Highway 19 (having a 60 foot right of way, 30 feet either side of the center line of said highway), subject tract's southeast corner; thence with the north right of way line of State Highway 19 as follows: along a curve to the left having a radius of 2894.80 feet, a delta of 14 degrees 52 minutes 03 seconds, an arc length of 751.17 feet and a chord distance and bearing of North 87 degrees 16 minutes 58 seconds West 749.06 feet to a point, thence South 85 degrees 17 minutes 00 seconds West 3679.60 feet to a point, thence along a curve to the right having a radius of 2834.79 feet, a delta of 2 degrees 31 minutes 28 seconds, an arc length of 124.90 feet and a chord bearing and distance of South 86 degrees 32 minutes 44 seconds West 124.89 feet to a point at the intersection of the north right of way line of State Highway 19 with the center line of Conner-Whitefield Road, subject tract's southwest corner; thence with the center line of Conner-Whitefield Road as follows: North 03 degrees 52 minutes 03 seconds West 1045.22 feet to a point, thence North 05 degrees 19 minutes 03 seconds West 348.11 feet to the point of beginning and containing 148.070 acres, more or less. Description provided by Certificate of Survey of J. Brantley Morris, III, R.L.S. No. 1839, dated April 11, 2005.

PARCEL B: Beginning at a found cotton spindle in the centerline of Sanford Road, said point being an inner northwest corner of Sam Williams and Forrest Heathcott's tract (Book 363, page 197) and the southwest corner of the E.E. Sanford Farm Partnership of which this tract, now being described, is a portion, runs thence with the centerline of Sanford Road as follows: North 05 degrees 26 minutes 53 seconds West 421.64 feet to a point, thence North 04 degrees 07 minutes 01 second West 901.67 feet to a point, thence North 04 degrees 32 minutes 53 seconds West 582.96 feet to a point, thence North 03 degrees 40 minutes 47 seconds West 398.10 feet to a point, thence North 03 degrees 52 minutes 21 seconds West 192.53 feet to a point, thence North 04 degrees 30 minutes 40 seconds West 231.31 feet to a point, thence North 05 degrees 57 minutes 02 seconds West 96.41 feet to a point, thence North 07 degrees 32 minutes 49 seconds West 137.50 feet, thence North 3 degrees 52 minutes 03 seconds West 17.73 feet to a point at the intersection of the center line of Sanford

Road with the south right of way line of State Highway 19 (having a 60 foot right of way, 30 feet either side of the center line of said highway), subject tract's northwest corner; thence with the south right of way line of State Highway 19 as follows: along a curve to the left having a radius of 2894.79 feet, a delta of 2 degrees 29 minutes 23 seconds, an arc length of 125.79 feet and a chord bearing and distance of North 86 degrees 31 minutes 41 seconds East 125.78 feet to a point, thence North 85 degrees 17 minutes 00 seconds East 3529.54 feet to a found iron pin in the center line of the old abandoned Ripley-Brownsville road bed, subject tract's northeast corner, the northwest corner of Lot 1, Watson Road Subdivision (Plat Cabinet 1, slide 189) and Sam Williams and Forrest Heathcott's northeast corner; thence with Williams and Heathcott's north line and along the center line of the old abandoned Ripley-Brownsville road bed as follows: South 67 degrees 20 minutes 33 seconds West 82.43 feet to a point, thence South 59 degrees 56 minutes 37 seconds West 89.99 feet to a point, thence South 50 degrees 34 minutes 44 seconds West 136.92 feet to a point, thence South 69 degrees 35 minutes 12 seconds West 70.83 feet to a point, thence South 79 degrees 26 minutes 57 seconds West 89.51 feet to a point, thence South 88 degrees 39 minutes 50 seconds West 72.41 feet to a point, thence South 84 degrees 15 minutes 59 seconds West 372.89 feet to a point, thence South 85 degrees 11 minutes 54 seconds West 295.20 feet to a point, thence South 87 degrees 58 minutes 28 seconds West 251.27 feet to a point, thence North 87 degrees 44 minutes 09 seconds West 578.93 feet to a point, thence North 86 degrees 03 minutes 55 seconds West 169.06 feet to a found iron pin, subject tract's inner corner and Williams and Heathcott's northwest corner; thence with Williams and Heathcott's inner west line, South 4 degrees 57 minutes 04 seconds East 2845.89 feet to a found iron pin, subject tract's inner southeast corner and Williams and Heathcott's inner northwest corner; thence with Williams and Heathcott's inner west line, South 04 degrees 57 minutes 04 seconds East 132.00 feet to a found iron pin, subject tract's most southerly southeast corner and Williams and Heathcott's inner corner; thence with Williams and Heathcott's inner north line, South 87 degrees 54 minutes 10 seconds West, passing a found iron pin at 1428.23 feet and continuing for a total distance of 1458.32 feet to the point of beginning and containing 110.419 acres, more or less. Description provided by Certificate of Survey of J. Brantley Morris, III, R.L.S. No. 1839, dated April 11, 2005.

INCLUDED IN THE ABOVE DESCRIBED TRACT BUT EXCLUDED FROM THIS CONVEYANCE is the following described tract: BEGINNING at a found $\frac{3}{4}$ inch iron pin in the south right of way line of State Highway 19 (30 feet from the highway center line) and in the center line of the old abandoned Ripley-Brownsville road bed, said point being the northwest corner of Lot 1, Watson Road Subdivision (Plat Cabinet 1, slide 189), the northeast corner of the Jacob Winters, et al tract (Record Book 784, page 597) and the east corner of Donna Winters and Deborah Morgan's tract of which this tract, now being described, is a portion; runs thence with the center line of the old abandoned road bed and the north line of the Jacob Winters' tract as follows: South 67 degrees 04 minutes 55 seconds West 81.29 feet; thence South 59 degrees 56 minutes 37 seconds West 89.99 feet; thence South 50 degrees 34 minutes 44 seconds West 136.92 feet; thence South 69 degrees 35 minutes 12 seconds West 70.83 feet; thence South 79 degrees 26 minutes 57 seconds West 89.51 feet; thence South 88 degrees 39 minutes 50 seconds West 72.41 feet; thence South 84 degrees 15 minutes 59 seconds West 372.89 feet; thence South 85 degrees 11 minutes 54 seconds West 295.20 feet; thence South 87 degrees 58 minutes 28 seconds West 251.27 feet; thence North 87 degrees 44 minutes 09 seconds West 578.93 feet; thence North 86 degrees 03 minutes 55 seconds West 169.06 feet to a found $\frac{1}{2}$ inch iron pin, subject tract's southwest corner and the northwest corner of the Jacob Winters tract; thence Northerly across the Winters and Morgan tract with subject tract's west line, North 4 degrees 57 minutes 04 seconds West 65.32 feet to a set $\frac{5}{8}$ inch

iron pin in the south right of way line of State Highway 19, subject tract's northwest corner; thence with the south right of way line of State Highway 19, North 85 degrees 17 minutes 00 seconds East 2161.70 feet to the point of beginning and containing 6.77 acres, more or less.

Being further identified as Map 99, Parcel 19.00, in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

Being a portion of that property conveyed to Donna Winters and Deborah Morgan, as equal tenants in common, by deed recorded in Record Book 784, page 600, in the Register's Office for Lauderdale County, Tennessee.

TRACT 3: (Highway 87 W) *a three-fourths (3/4) undivided interest* Situate, lying and being in the Third (3rd) Civil District of Lauderdale County, and more particularly described as follows, to-wit:

PARCEL A: BEGINNING at a set iron pin in the north right of way line of State Highway #87 (having a 60 foot right of way), said point being the southeast corner of Peter Degroff's lot (Book 482, page 541) and the southwest corner of the Jerome Williams and Sons, Inc. tract, now being described, runs thence with Degroff's east line and the subject tract's west line, North 16 degrees 49 minutes 28 seconds West, passing a found iron pin at 0.74 feet, then passing another found iron pin at 448.75 feet, then continuing for a total distance of 785.46 feet to a found iron pin in the south line of Mary Bradford and Jean Flagg Newton's tract (Book 480, page 769), Degroff's northeast corner and subject tract's inner northwest corner; thence with the south line of Bradford and Newton's tract and subject tracts inner north line, North 83 degrees 30 minutes 26 seconds East 215.19 feet to a point at a fence corner, Bradford and Newton's southeast corner and subject tract's inner corner; thence with Bradford and Newton's east line and subject tract's west line, North 5 degrees 35 minutes 51 seconds West 516.61 feet to a set iron pin, subject tract's northwest corner and the southwest corner of John Sumrow's tract (Book 60, page 97); thence with the south line of Sumrow's tract and subject tract's north line, North 86 degrees 25 minutes 08 seconds East, passing a set iron pin at 1349.31 feet, then continuing for a total distance of 1399.31 feet to a point in the center of a creek, subject tract's northeast corner and the northwest corner of the Mississippi Band of Choctaw Indians tract (Book 332, page 536); thence with subject tract's east line and the west line of the Mississippi Band of Choctaw Indians' tract and along the center of the creek as follows: South 46 degrees 30 minutes 25 seconds West 103.77 feet to a point, thence South 16 degrees 32 minutes 17 seconds West 130.86 feet to a point, thence South 35 degrees 36 minutes 20 seconds West 204.39 feet to a point, thence South 7 degrees 58 minutes 04 seconds West 161.47 feet to a point, thence South 0 degrees 31 minutes 52 seconds West 645.96 feet to a point, thence South 6 degrees 00 minutes 17 seconds West 172.80 feet to a point, thence South 21 degrees 14 minutes 39 seconds East 66.48 feet to a point at the intersection of the center of said creek with the north right of way line of State Highway #87, subject tract's southeast corner and the southwest corner of the Mississippi Band of Choctaw Indians tract; thence with the north right of way line of State Highway #87 as follows: along a curve to the left having a radius of 5759.58, a delta of 2 degrees 28 minutes 16 seconds, and arc length of 248.41 feet, a chord bearing of North 87 degrees 43 minutes 18 seconds West and a chord distance of 248.39 feet to a point, thence North 88 degrees 57 minutes 26 seconds West 830.71 feet to the point of beginning and containing 36.633 acres, more or less. Description provided by Certificate of Survey of J. Brantley Morris, III, R.L.S. No 1839, dated June 25, 2003.

PARCEL B: Beginning at a found angle iron in the east line of the Lipscomb and Hanson tract, said point being the northwest corner of Zane Fisher and Roger Fisher's tract (Book 312, page 47) and the southwest corner of the Jerome Williams and Sons, Inc., tract, now being described, runs thence with subject tract's west line, North 3 degrees 51 minutes 21 seconds East 2477.42 feet to a set iron pin in the south right of way line of State Highway #87 (having a 60 foot right of way), subject tract's northwest corner and the northeast corner of the H. Frank Keller, II, tract (Book 399, page 448, 2nd parcel); thence with the south right of way line of State Highway #87 as follows: South 88 degrees 57 minutes 26 seconds East 417.75 feet to a point, thence along a curve to the right having a radius of 5699.58, a delta of 5 degrees 57 minutes 32 seconds, an arc length of 592.78 feet, a chord bearing of South 85 degrees 58 minutes 40 seconds East, and a chord distance of 592.51 feet to a point, thence South 82 degrees 59 minutes 52 seconds East 479.09 feet to a found square concrete post, subject tract's northeast corner and the northwest corner of the Mississippi Band of Choctaw Indians tract (Book 356, page 103); thence with subject tract's east line and west line of the Mississippi Band of Choctaw Indians tract, South 3 degrees 53 minutes 02 seconds West 2448.23 feet to a found iron rod in the north line of Zane Fisher and Roger Fisher's tract, subject tract's southeast corner and the southwest corner of the Mississippi Band of Choctaw Indians tract; thence with subject tract's south line and Fisher's north line, North 86 degrees 58 minutes 46 seconds West 1487.08 feet to the point of beginning and containing 84.728 acres, more or less. Description provided by Certificate of Survey of J. Brantley Morris, III, R.L.S. No. 1839, June 25, 2003.

Being further identified as Map 117, Parcel 19.00 in the records of the Tax Assessor's Office for Lauderdale County, Tennessee.

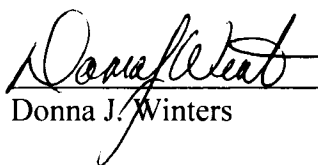
Being the same property in which a one-half (1/2) undivided interest was conveyed to Donna Winters and a one-half (1/2) undivided interest was conveyed to Donna Winters and Deborah Morgan, as equal tenants in common, by deed recorded in Record Book 784, page 604, in the Register's Office for Lauderdale County, Tennessee.

Statement required by Tennessee Code Annotated § 66-24-121. The foregoing legal description is the same as contained in the source of title shown above.

SIGNED this 31st day of January, 2025.



Bill Winters



Donna J. Winters

STATE OF TENNESSEE

COUNTY OF DYER

Before me personally appeared BILL WINTERS and wife, DONNA J. WINTERS, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

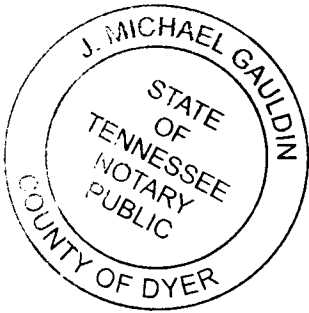
WITNESS my hand and seal on this 31st day of January, 2025.


NOTARY PUBLIC

My Commission Expires: 7-1-26

OWNER and
RESPONSIBLE FOR TAXES:

William C. Winters and
Donna J. Winters, Trustees of the
Bill and Donna Winters Living Trust
791 John Moorer Rd.
Henning, TN 38041



I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$0.00. This transfer is exempt pursuant to TCA Sec. 67-4-409 (a) (3) (F).


Affiant

Sworn to and subscribed before me on this the 31st day of January, 2025.


Notary Public

My commission expires: 7-1-26



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