

This Instrument Prepared by:
Minor & Johnston, PLLC
124 East Market Street
Somerville, Tennessee 38068
(901) 465-3117

RETURN TO: Tri-State Title, LLC
7842 Farmington Blvd
Germantown, TN 38138
20248823

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Calvin V. Howell, and wife, Brenda K. Howell, for and in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, transfer and convey unto Caryl D. Beaty and Caryl D. L. Beaty, both unmarried persons, their heirs and/or assigns, in fee simple forever, the following tract of land situated in Fayette County, Tennessee, and being more particularly described as follows, to-wit:

This is to certify that I have surveyed the following described property situated in the 9th Civil District of Fayette County, Tennessee, being a boundary of 5.00 acres out of the property conveyed to Calvin V. Howell and wife, Brenda K. Howell, by deed of record in Deed Book 364, Page 576 in the Registers Office of Fayette County, shown on Tax Map # 125 as Parcel # 015.00, and described as follows:

TRACT 1

Beginning at a cotton picker spindle found (below asphalt) in the intersection of the apparent centerline of Highway No. 193 (Macon Drive) and the apparent centerline of Yancy Drive on the southeast corner of the property conveyed to Calvin V. Howell and wife, Brenda K. Howell, by deed of record in Deed Book 364, Page 576, shown on Tax Map # 125 as Parcel # 015.00, of which the herein described TRACT 1 is a part; runs thence with Highway No. 193, North 86 degrees 06 minutes 45 seconds West 496.17 feet; Thence with a severance line and TRACT 2 of this survey, North 4 degrees 02 minutes 29 seconds East, passing a ½ inch iron rod set on line at 25.08 feet, and on for a total distance of 437.65 feet to a ½ inch iron rod set; Thence with the Curtis L. Powell, Jr. property of record in Deed Book 277, Page 261, South 86 degrees 27 minutes 37 seconds East 496.00 feet to a cotton picker spindle found (below asphalt) in the apparent centerline of Yancy Drive, said point witnessed by a ½ inch iron rod found (with steel fence post guard) bearing westerly 25.00 feet on the last described line; Thence with Yancy Drive, South 4 degrees 00 minutes 59 seconds West 440.66 feet to the Point of Beginning containing 5.00 acres more or less, by survey of Matt Goodrum, RLS-2942, on March 22, 2024. All bearings noted herein are grid bearings referenced to the Tennessee State Plane Coordinate system, North American Datum 1983.

Together with and subject to any covenants, easements, or restrictions of record and all right-of-way rights in Highway No. 193 (Macon Drive) and Yancy Drive.

This being a portion of the same property out which has been designated by the Fayette County Tax Assessor as Parcel No. 015.00 on Tax Map 125.

Being a portion of the same property conveyed to Calvin V. Howell and wife, Brenda K. Howell by Warranty Deed dated July 8, 1992, from TC Partners, a Tennessee General Partnership, of record at Deed Book 364, Page 576 in the Register's Office of Fayette County, Tennessee.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said Caryl D. Beaty and

Caryl D. L. Beaty, both unmarried persons, their heirs and/or assigns, in fee simple forever, with whom we covenant that we are lawfully seized and possessed of said described tract of land; that we have a good and perfect right to sell and convey the same; that same is unencumbered except for 2025 Fayette County Property Taxes which are not yet due and payable and which the Grantees agree to pay; and that the title thereto we will warrant and forever defend against the lawful claims and demands of all persons whomsoever.

WITNESS OUR SIGNATURES hereto on this the 12 day of April, 2024.

Calvin V. Howell
Calvin V. Howell

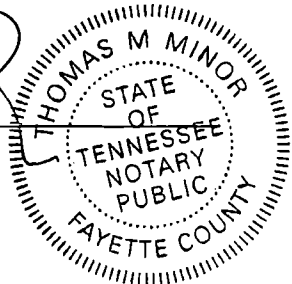
Brenda K. Howell
Brenda K. Howell

STATE OF TENNESSEE
COUNTY OF FAYETTE

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Calvin V. Howell and wife, Brenda K. Howell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself/themselves to be the within named bargainor(s), and that he/she/they executed the foregoing instrument for the purposes therein contained of his/her/their free act and deed and for the purposes herein contained.

WITNESS my hand, at office, this the 12 day of April, 2024.

Thomas M. Minor
NOTARY PUBLIC



My commission expires:

8-1-26

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Liri Withers
AFFIANT

Subscribed and sworn to before me this the 15th day of April, 2024.



Cathy M. Poe
NOTARY PUBLIC

My commission expires:

The following information is not a part of this Deed:

Property Address: 0 Hwy 193 (5 +/- acres) Eads, TN 38028

New Property Owner and Mail Tax Bills to:

Caryl D. Beaty and Caryl D.L. Beaty

6679 Old Ivy Cove

Memphis, TN 38119

**FAYETTE COUNTY
TRANSFER**

APR 17 2024

**MARK WARD
ASSESSOR OF PROPERTY
BY *Mark Ward***

24002081

3 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 132939	
04/17/2024 - 10:05 AM	
VALUE	125000.00
MORTGAGE TAX	0.00
TRANSFER TAX	462.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	480.50

STATE OF TENNESSEE, FAYETTE COUNTY

ED PATTAT
REGISTER OF DEEDS