

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

Return to:
DELTA TITLE SERVICES, LLC
6489 N. QUAIL HOLLOW RD., STE 102
MEMPHIS, TN 38120
File #: 20221297

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that TRIPLE C & S INVESTMENTS, LLC, a Tennessee limited liability company, 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 CHRISTOPHER LEGGETT and TONI LEGGETT, husband and wife, their heirs and/or assigns, all of its title, interest and estate, legal and equitable, in the following tract of land situated in Fayette County, Tennessee, and more particularly described as follows, to wit:

Description of Triple C & S Investments, LLC property recorded in Instrument Number 14001599, Revised Tract No. 3 and being located in the 8th Civil District in Oakland, Fayette County, Tennessee: Beginning at a found 1/2" rebar with plastic cap (#1677) at an internal corner of said property recorded in Inst. No. 14001599, Revised Tract No. 3, said point also being the northeast corner of the McLean 194 Land Partnership property recorded in Book D558, Page 347; thence North 88 degrees 02 minutes 32 seconds West along a south line of said property recorded in Inst. No. 14001599, Revised Tract No. 3 and along the north line of said property recorded in Book D558, Page 347, 402.73 feet to a found 1/2" rebar with plastic cap (#1677), said point being the southwest corner of said property recorded in Inst. No. 14001599, Revised Tract No. 3 and a southeast corner of the Black Ankle Creek, LLC property recorded in Inst. No. 14001600, Revised Tract No. 4; thence North 04 degrees 03 minutes 00 seconds East along the west line of said property recorded in Inst. No. 14001599, Revised Tract No. 3 and along an east line of said property recorded in Inst. No. 14001600, Revised Tract No. 4, passing a found 1/2" rebar with plastic cap (#1677) at 161.21 feet and continuing on for a total distance of 171.21 feet to a point in Black Ankle Creek (unable to set); thence North 87 degrees 03 minutes 56 seconds East along the north line of said property recorded in Inst. No. 14001599, Revised Tract No. 3 and along a south line of said property recorded in Inst. No. 14001600, Revised Tract No. 4, 1110.02 feet to a found 1/2" rebar with plastic cap (#1677) in a northwest line of State Highway No. 194, said point being 25' (measured perpendicular) northwest of the centerline of existing pavement of said State Highway No. 194; thence southwestwardly along a northwest line of said State Highway No. 194 the following calls: South 45 degrees 25 minutes 52 seconds West, 706.17 feet to a point of curvature; southwestwardly along a curve to the left having a radius of 979.93 feet, chord bearing of South 30 degrees 44 minutes 02 seconds West, chord distance of 497.24 feet and a curve distance of 502.74 feet to a found 1/2" rebar with plastic cap (#1677) at the southeast corner of said property recorded in Inst. No. 14001599, Revised Tract No. 3, said point also being in the east line of said property recorded in Book D558, Page 347; thence North 03 degrees 16 minutes 40 seconds East along a west line of said property recorded in Inst. No. 14001599, Revised Tract No. 3 and along the east line of said property recorded in Book D558, Page 347, 682.72 feet to the Point of Beginning and containing 7.64 acres of land. All bearings are based on the Tennessee Coordinate System of 1983. Per survey of Ollar Surveying Company dated August 24, 2022.

This being the property out of what has been designated in the Tax Assessor's Office of Fayette County, Tennessee as Parcel No. 014.15 on Tax Map 080.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TRIPLE C & S INVESTMENTS, LLC, BY WARRANTY DEED FROM KENNETH D. CASCARELLA OF RECORD AT INSTRUMENT NO. 14001599 IN THE REGISTER'S OFFICE OF FAYETTE COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining unto the said CHRISTOPHER LEGGETT and TONI LEGGETT, husband and wife, their heirs and/or assigns, forever, with whom it covenants that it is lawfully seized and possessed of said described tract of land; that it has a good and perfect right to sell and convey the same; that same is unencumbered except for Fayette County property taxes which are assumed by the Grantees, and Easements of record at Instrument No. 06000368, in the Register's Office of Fayette County, Tennessee; and that the title thereto it will warrant and forever defend against the lawful claims and demands of all persons whomsoever.

WITNESS ITS SIGNATURE hereto on this the 28th day of November, 2022.

TRIPLE C & S INVESTMENTS, LLC

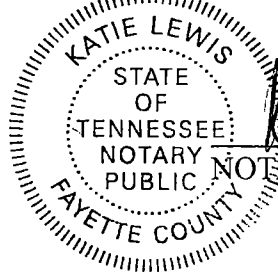
By: Kenneth D. Cascarella
Kenneth D. Cascarella, Member

Renaissance Land Investments, LLC
By: Douglas C. Swink, Member and Manger

STATE OF TENNESSEE COUNTY OF FAYETTE

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Kenneth D. Cascarella, Member of Triple C & S Investments, LLC, a Tennessee limited liability company, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of Triple C & S Investments, LLC, the within named bargainor, a limited liability company, and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Company by himself as such Member.

WITNESS my hand and seal at office this 28 day of November, 2022.



Katie Lewis
NOTARY PUBLIC

My commission expires:

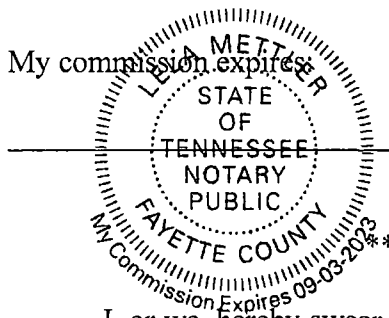
11/5/2024

STATE OF TENNESSEE COUNTY OF FAYETTE

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared DOUGLAS C. SWINK, Member and Manager of Renaissance Land Investments, LLC, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member and Manager of Renaissance Land Investments, LLC, as Member of Triple C & S Investments, LLC, the within named bargainor, a limited liability company, and that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of Renaissance Land Investments, LLC, as Member and Manager of Triple C & S Investments, LLC, by himself as such Member and Manager of Renaissance Land Investments, LLC.

WITNESS my hand and seal at office this 28th day of November, 2022.

Leelan
NOTARY PUBLIC



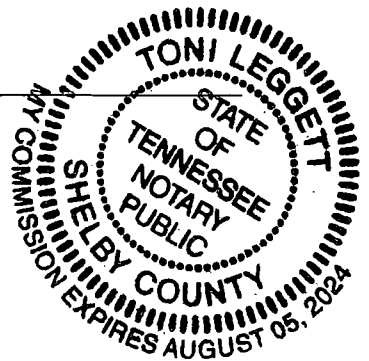
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 120,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John Paul Stevens
AFFEYANT

Subscribed and sworn to before me this the 28th day of November, 2022.

Toni Leggett
NOTARY PUBLIC

My commission expires:



PROPERTY ADDRESS: 7.64 +/- acres, Hwy 194, Oakland, Fayette County, Tennessee
a/k/a 16355 Highway 194 Oakland, Tennessee
PERSON OR AGENCY RESPONSIBLE FOR
PAYMENT OF TAXES AND MAIL DEED TO: 38060

Christopher Leggett and Toni Leggett

16355 Highway 194

Oakland, Tennessee 38060

FAYETTE COUNTY
TRANSFER

DEC 21 2022

MARK WARD
ASSESSOR OF PROPERTY
BY *Mark Ward*

22009418	
3 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 126009	
12/21/2022 - 09:10 AM	
VALUE	120000.00
MORTGAGE TAX	0.00
TRANSFER TAX	444.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	462.00
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	