

THIS INSTRUMENT PREPARED BY
 JOSHUA B. SHEARON, ATTORNEY AT LAW
 316 WEST MAIN ST.
 BROWNSVILLE, TENNESSEE 38012

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, WILLIAM RANDY HARDEN and RHONDA L. HARDEN, for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day bargained and sold and do hereby transfer, convey, release and quitclaim all of our right, title, interest and estate unto ourselves, WILLIAM RANDY HARDEN and RHONDA L. HARDEN, a reservation of life estate for and during our natural lifetime; with the remainder interest to MICHELLE MOSS, a reservation of life estate for and during her natural lifetime; with the remainder interest in the house and all property east of Lloyd Hardin Road to DREW MOSS, and the remainder interest in the property west of Lloyd Hardin Road to BAILEY ARNOLD, their heirs and assigns, in and to the following described tracts or parcels of land located in the 3rd Civil District in Haywood County, Tennessee, and more particularly described as follows, to-wit:

TRACT ONE:
 BEGINNING on a point in the center of Charleston Road (State Highway 179) and being 1670.03 feet southeast of the point of intersection of the center of State Highway 179 and the west boundary line of the parcel of which the herein described property is a part; thence with a severance line north 33 degrees 41 minutes 01 second east a distance of 870.57 feet to a point in the center of a large ditch; thence with ditch south 83 degrees 45 minutes 57 seconds east a distance of 229.27 feet to a point; thence south 78 degrees 22 minutes 42 seconds east a distance of 421.35 feet to a point in the center of Lloyd Harden Road; thence continuing on with ditch south 81 degrees 00 minutes 4 7 seconds east a distance of 1101.29 feet to a point; thence south 89 degrees 52 minutes 16 seconds east a distance of 253.58 feet to a point; thence north 87 degrees 30 minutes 4 7 seconds east a distance of 182.14 feet to a point being a southwest corner of James Hughes; thence with Hughes south 86 degrees 30 minutes 23 seconds east a distance of 658.21 feet to a point; thence with ditch then leaving ditch south 88 degrees 30 minutes 17 seconds east a distance of 867.41 feet to a point in Muddy Creek; thence with creek south 22 degrees 08 minutes 43 seconds east a distance of 259.75 feet to a pk nail in the center of a bridge on Charleston Road (State Hwy 179); thence with said road south 61 degrees 19 minutes 31 seconds west a distance of 869.29 feet to a pk nail southwest of another bridge in the center of said road; thence leaving road with the north boundary of Jimmy Lee Johnson south 86 degrees 58 minutes 35 seconds west a distance of 1902.71 feet to a point; thence south 86 degrees 58 minutes 09 seconds west a distance of 623 feet to a point; thence south 86 degrees 58 minutes 30 seconds west a distance of 381.18 feet to a point in the center of Charleston Road; thence with said road north 54 degrees 55 minutes 48 seconds west a distance of 42.34 feet to a point; thence leaving road with Jimmy Lee Johnson south 87 degrees 12 minutes 18 seconds west a distance of 427.59 feet to an iron rod; thence south 0

Duke Williams, Register
 Haywood County TN
 Rec #: 88300 Instrument #: 64167
 Rec'd: 15.00 Recorded
 State: 0.00 2/25/2025 at 9:58 AM
 Clerk: 0.00 in Record Book
 Other: 2.00
 Total: 17.00
 248 PGS 59-61

degrees 33 minutes 46 seconds east a distance of 621.02 feet to a point in the center of McDonald Road; thence with said road south 89 degrees 56 minutes 42 seconds west a distance of 147.11 feet to a point; thence south 88 degrees 30 minutes 37 seconds west a distance of 384 feet to a point; thence north 88 degrees 34 minutes 47 seconds west a distance of 342.97 feet to a point; thence north 86 degrees 34 minutes 10 seconds west a distance of 297.08 feet to a point; thence north 85 degrees 56 minutes 05 seconds west a distance of 204.35 feet to a nail; thence with severance lines north a distance of 550.67 feet to an iron rod on a terrace; thence with terrace north 66 degrees 26 minutes 22 seconds east a distance of 149.47 feet to a point; thence north 48 degrees 24 minutes 15 seconds east a distance of 209.30 feet to a point; thence north 39 degrees 14 minutes 21 seconds east a distance of 697.07 feet to a point in the center of Charleston Road; thence with said road south 64 degrees 39 minutes 45 seconds east a distance of 165.53 feet to a point; thence with the arc of a curve to the right having a radius of 2703.01 feet a distance of 345.97 feet (chord=south 59 degrees 21 minutes 37 seconds east, 345.73 feet) to a point; thence south 55 degrees 06 minutes 41 seconds east a distance of 54.93 feet to the point of beginning and containing 102.95 acres, more or less. Survey made by C. E. Lewis, RLS 1380, Jackson, TN on June 23, 2008.

BEING the same lots or parcels of land conveyed to Randy Harden and wife, Rhonda L. Harden, as tenants by the entirety, by Warranty Deed recorded in Record Book 56, Page 615 in the Register's Office of Haywood County.

The above description includes a 4.02 acre house lot conveyed to Randy Harden by deed of record in Deed Book 173, page 302, Register's Office, Haywood County, Tennessee, and is not included in the acreage stated above.

EASEMENTS: The above described property is subject to Highway 179, McDonald Road. and Lloyd Harden Road right-of-way easements.

ENCUMBRANCE: Electric service is located on property.

Map 118, Parcels 7.01

TRACT TWO:

BEGINNING in the center of Charleston Road, S. R. 179, at the intersection of Lofton Stuart Road; runs thence north-east along the center of Lofton Stuart Road 397.0 feet to a point in the center of the Lofton Stuart Road. the beginning of this described tract; runs thence through the land of Lloyd Harden as follows: S. 12°41' E. 23.50 feet to a cross-tie post; S. 89° 39' E. along old fence and north line of Herman Johnson 623.0 feet to a corner post; runs thence along old fence N. 13° 42' W. 418.30 feet to a cross-tie post; runs thence along old fence S. 86° 32' W. 112.91 feet to a cross-tie post; runs thence along old fence N. 10° 08' W. 106.80 feet to a cross-tie post; runs thence along old fence N. 86° 02' W. 144.45 feet to the center of Lofton Stuart Road. cross-tie off set 16.0 feet on east side of road; runs thence along the center of Lofton Stuart Road S. 6° 16' E. 148.67 feet; S. 8° 48' W. 80.90 feet; S. 27° 44' W. 68.20 feet; S. 39° 04' W. 135.40 feet; S. 45° 19' W. 70.30 feet; S. 54° 49' W. 52.30 feet; S. 72 19' W. 49.90 feet to the beginning, containing 4.02 acres, more or less.

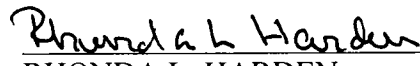
BEING the same lot or parcel of land conveyed to Randy Hardin by Warranty Deed recorded in Deed Book 173. Page 302 in the Register's Office of Haywood County, Tennessee.

Map 118, Parcel 009.00

Pursuant to T.C.A. §66-24-121, the foregoing legal description is the same as contained in a previous deed of record.

WITNESS MY SIGNATURE this 24 day of FEBRUARY, 2025.


WILLIAM RANDY HARDEN


RHONDA L. HARDEN

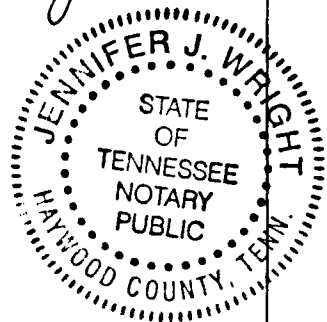
STATE OF TENNESSEE
COUNTY OF HAYWOOD

PERSONALLY APPEARED before me the undersigned authority, a Notary Public in and for said State and County, duly commissioned and qualified, WILLIAM RANDY HARDEN and RHONDA L. HARDEN, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Notarial Seal at office, this 24 day of February, 2025.

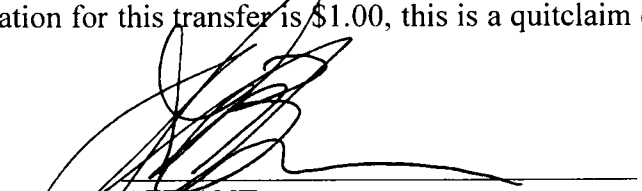

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/2027



STATE OF TENNESSEE
COUNTY OF HAYWOOD

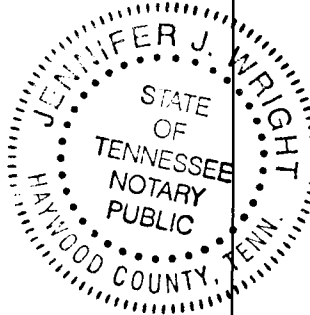
I, the undersigned, do hereby swear or affirm that that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is \$1.00, this is a quitclaim deed and therefore no tax is due.


AFFIANT

SUBSCRIBED and sworn to before me on this 24 day of February, 2025.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/16/2027



SEND TAX NOTICES TO:
William Randy Harden
148 Lloyd Hardin Road
Stanton, TN 38069

**** THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A SURVEY OR
TITLE EXAMINATION****