

TRANSFERRED
MAP# PAR# 608 S
68 61.04
AUG 13 2022

Real Property Tax Responsibility:
Jesse Daniel Garrison

This Instrument Prepared By:
Lee G. Richardson
Attorney at Law
Gainesboro, TN 38562

Kalel Allen
ASSESSOR OF PROPERTY
WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand (\$25,000.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I **DANNY GARRISON**, hereinafter called Grantor, have this day bargained and sold and by these presents do sell, transfer and convey unto **JESSE DANIEL GARRISON**, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land situated in the First (1st) Civil District of Jackson County, Tennessee, and more particularly described as follows, to wit:

Being Tax Map 68, Parcel 61.04, according to the Tax Assessor's Office, Jackson County, Tennessee.

Tract #1

Beginning at a 1/2" pipe (found) being the northeastern corner of this described parcel located in the southern right-of-way of New Salem Road as well as being located N 83°30'18" E 460.45 feet from a concrete monument; thence leaving the said right-of-way and going with the Alexandria Dawn Pruett property S 03°12'31" E 118.31 feet to a 5" white oak; thence S 05°11'44" W 60.89 feet to a steel fence post; thence S 06°06'48" E 249.05 feet to a 4" red oak; thence S 02°34'28" W 228.88 feet to a 20" red oak; thence S 03°56'07" W 116.06 feet to an old stone wall; thence S 01°09'24" E 124.04 feet to a point in a drain; thence leaving Pruett and going with Tract #5 of the Larry Hopkins, Sr. ET AL property generally following the meanders of the drain N 28°56'29" W 495.41 feet; thence N 53°22'46" W 212.03 feet to a 1/2" pipe (set); thence N 65°44'13" W 206.61 feet to a 1/2" pipe (set); thence leaving Tract #5 and going with Tract #4 N 15°00'25" W 114.59 feet to a 1/2" pipe (set); thence leaving Tract #4 and going with Tract #3 N 15°00'25" W 301.57 feet to a 1/2" pipe (set) in the southwestern right-of-way of New Salem Road; thence leaving Tract #3 and going with the said right-of-way along a curve having an arc length of 318.23 feet, with a radius of 483.63 feet, and a chord of S 49°13'12" E 312.52 feet to a concrete monument; thence along a curve having an arc length of 479.89 feet, with a radius of 483.67 feet, and a chord of N 83°30'18" E 460.45 feet to the beginning being 6.17 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 08 January 2020.

PREVIOUS AND LAST being a Warranty Deed from The Estate of Larry Hopkins Sr. by, Michael H. Knowlton as Administrator Ad Litem. The Estate of JoAnn Garrison by, Danny B. Garrison, Angela Byers and Daniel Garrison, Being the only heirs at law and Robert Hopkins and Betty Gail Meadows to Danny Garrison as of record in Record Book 101, Page 692 and SE affidavit Record Book 101, Page 919, both in in the Register's Office of Jackson County, Tennessee.

This conveyance is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

It is your responsibility to place this instrument of public record. Failure to do so immediately may adversely affect your title to this property or the priority of your interest.

Opinions of title, description or survey are not certified by this Deed.

THE DESCRIPTION WAS TAKEN FROM INFORMATION FURNISHED AND APPROVED BY THE PARTIES.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever. And

I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 13 day of August, 2022.

Danny Garrison
DANNY GARRISON

ACKNOWLEDGMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF JACKSON)

Personally appeared before me, the undersigned authority in and for said County and State, the within named DANNY GARRISON, the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 13 day of August, 2022.

Shelley Tippit
NOTARY PUBLIC

My Commission Expires: 6/30/25



I, or we, hereby swear or affirm that the actual consideration for this transfer or value of property transferred whichever is greater is \$ 25,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

[Signature]
AFFIANT

Subscribed and sworn to before me this the 13 day of August, 2022.



Shelley Tippit
REGISTER or NOTARY PUBLIC