

THIS INSTRUMENT PREPARED BY:
Lee and Lee, Attorneys at Law, PC
109 East Gay Street Lebanon, TN. 37087
L&L File# V18

BOOK/PG: 124/1540-1543
25001540
L & L, ATTORNEY
JACKSON COUNTY, TENNESSEE
08/18/2024 - 08/18/2024
TAX
PROPERTY TAX 9.00
RECORDING FEE 9.00
DE FEE 0.00
REGISTER FEE 9.00
TOTAL FEE 27.00
STATE OF TENNESSEE, JACKSON COUNTY
MICHELLE HIX
REGISTER OF DEEDS

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND LEE AND LEE ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

GRANT OF RIGHT OF SEWAGE EASEMENT

Indenture made this ^{8th} day of August 2025 between Matthew P. Sigmund, Trustee of the Sigmund Revokable Trust dated July 8, 2024, and any amendments thereto, Grantor, and Kendra Bryant, a widow, Grantee.

Whereas, the Grantor is seized in fee simple of a piece of land described as Tracts 16, 17, 18, 19, 20, and 21, as more particularly described in Book 118, page 961-964, Register's Office Jackson County, Tennessee, and the Grantee is seized in fee simple of another piece of land adjoining thereto described as Tract 16 and a portion of Tract 17 as more particularly described in Book 86, page 1920, Register's Office, Jackson County, Tennessee, David H. Bryant having since passed away on December 21, 2023, to which deed references are here made for the purposes of granting unto Kendra Bryant an easement for the passage of septic water and wastewater said location being incorporated herein by reference on the attached exhibit; and

Whereas, a septic line or drain field has been constructed by the Grantee and Grantor beneath the surface of the portion of the Grantor's said land described in the attached Exhibit A, and is connected with Grantee's residence;

Witnesseth, that, in consideration of the sum of \$10.00 paid by the Grantee to the Grantor, and the mutual benefits to both the receipt whereof is hereby acknowledged, the Grantor hereby grants to the Grantee, their heirs and assigns forever, the right of using the said septic or drain field for the passage of sewage water and waste from the said land of the Grantee, and for that purpose also the Grantee and the Grantor shall have the right to make and at all times repair and maintain all such connections with the said septic or drain field as may be reasonable and proper in that behalf, making good, nevertheless, at their shared expense, all damage or disturbance which may be caused to the said land of the Grantor in relation to such connections repairs or maintenance.

In Witness Whereof, the Grantor and Grantee have hereunto set their hand and the day and year first above written.

GRANTOR:

Matthew P. Sigmund
Matthew P. Sigmund, Trustee of the Sigmund Revokable Trust dated July 8, 2024, and any amendments thereto

GRANTEE:

Kendra Bryant
Kendra Bryant

STATE OF TENNESSEE]

ss.
COUNTY OF WILSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Matthew P. Sigmund, Trustee of the Sigmund Revokable Trust dated July 8, 2024, and any amendments thereto, the bargainer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained herein.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5 day of August, 2025.

John M. Lee
NOTARY PUBLIC

My Commission Expires: 4-26-26



STATE OF TENNESSEE]

ss.
COUNTY OF WILSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Kendra Bryant, the bargainer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained herein.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5 day of August, 2025.

John M. Lee
NOTARY PUBLIC

My Commission Expires: 4-26-26



**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUND WATER PROTECTION
PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM**

Title: <u>Walt Sigmund</u> Owner, Developer, Consultant, Installer, Etc. Location: _____ Installation: <input checked="" type="checkbox"/> 1. New Installation <input type="checkbox"/> 2. Repair to Existing System Establishment: <input checked="" type="checkbox"/> 1. Residential: # Bedrooms <u>3</u> <input type="checkbox"/> 2. Other: _____ (specify) Gall/Day: _____	Evaluation Based Upon: <input type="checkbox"/> 1. Soil typing by Soil Scientists <input type="checkbox"/> a. General <input type="checkbox"/> b. High Intensity <input type="checkbox"/> c. Extra High Intensity <input checked="" type="checkbox"/> 2. Soil Percolation Test <input type="checkbox"/> 3. Environmental Specialist Estimated Absorption Rate: _____ MPI Approval based upon: Statute No. <u>T.C.A. 68-221-401</u> <input checked="" type="checkbox"/> (a) Percolation test <input type="checkbox"/> (b) Grandfather clause. Current standards except those specified <input type="checkbox"/> (c) 12" (karst) and 6" (non-karst) buffer required <input type="checkbox"/> (d) 9" buffer required (24"-36" test soil depth) <input type="checkbox"/> (e) Grandfather clause — meets June 30, 1990 standards (repair only) <input type="checkbox"/> Other: _____	Type of System: <input checked="" type="checkbox"/> 1. Conventional <input type="checkbox"/> 2. Low Pressure Pipe <input type="checkbox"/> 3. Mound <input type="checkbox"/> 4. Lagoon <input type="checkbox"/> 5. Large Diameter Gravelless Pipe <input type="checkbox"/> a. Sand backfill required <input type="checkbox"/> 6. Other: _____
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This system shall consist of a two compartment septic tank holding 900+ gallons, with 375 linear feet in as needed inches 36 inches wide and 24-30 inches deep. (Depth of gravel: 12 inches)

Also required:
☐ 1. Soil Improvement Practice (SIP)
☐ 2. Flow Diversion Valve
☐ 3. Sewage Pump
☐ 4. Other: _____

All installers of subsurface sewage disposal systems must hold a valid annual license from the Tennessee Department of Environment and Conservation.

The recipient of this permit agrees to construct or have constructed the above described system in accordance with T.C.A. 68-221-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Department of Environment and Conservation. Any cutting, filling or alterations of the soil conditions on the aforementioned property after this day may render this approval null and void.

Issued at Gainesboro Tennessee, in Jackson County
 By John W. E.S. III Date 3-30-07
 (Name and Title) (Date of Issue)

This permit is valid for 3 years from date of issue.

Notes: <u>For final inspection</u> <u>call 268-5473 between</u> <u>8:00 a.m. Tues-Wed-Friday</u> <u>Shoot grades and</u> <u>adjust field lines</u> <u>to the contour</u> <u>of the ground</u> <u>Keep each line 10 feet</u> <u>from water line and</u> <u>50 feet from wells</u> <u>Install field lines 10 feet</u> <u>from property lines and</u> <u>structures</u> <u>Protect Reserve Area</u>	
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This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.



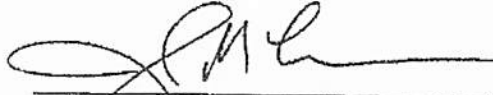
GN-0762 (Rev. 12/93)

Original—File Copy—Owner

RDA 2403

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/5/25.


John M. Lee, Attorney

Date: 8/5/25

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 5 day of August 2025.


Notary Public

MY COMMISSION EXPIRES:
8-31-2027

