

22006346

4 PGS:AL-WARRANTY DEED	
DONNA BATCH: 78037	12/29/2022 - 11:00 AM
VALUE	472500.00
MORTGAGE TAX	0.00
TRANSFER TAX	1748.25
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1771.25

STATE OF TENNESSEE, CLAIBORNE COUNTY

KIMBERLY H. REECE

REGISTER OF DEEDS

*This Instrument prepared by:*  
*Stanifer & Stanifer, Attorneys at Law*  
*P.O. Box 217, Tazewell, TN 37879*

**WARRANTY DEED**

This Indenture made this 21<sup>st</sup> day of December 2022, by and between SHAINA DUNN, of Lipan, Texas, party of the first part, and PAUL D. KOWALSKI and wife, BONNIE LOU KOWALSKI, of Little Valley, New York, parties of the second part.

**WITNESSETH:**

That the said party of the first part for and in consideration of FOUR HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED (\$472,500.00) DOLLARS, to her in hand paid by the parties of the second part, the receipt of which is hereby acknowledged, have granted, bargained, sold, and conveyed, and do hereby bargain, sell, and convey unto the said parties of the second part, the following described premises, to wit:

**Situated in District Number Four (4) of Claiborne County Tennessee and being more particularly described as follows:**

BEGINNING on an iron pin set, the same being located in the North edge of the Right of Way of Canie Valley Road (a/k/a) Caney Valley Road, and the same being a corner J. and Fairy Brogan (Deed Book 141, Page 369); thence leaving the North edge of the right of way of Canie Valley Road a/k/a Caney Valley Road, and heading the following courses and distances: North 31 deg. 37 min. 42 sec. West 7.07 feet, more or less, to an iron pin; North 07 deg. 10 min. 10 sec. West 28.37 feet, more or less, to an iron pin; North 07 deg. 23 min. 09 sec. East 34.21 feet, more or less, to an iron pin; North 32 deg. 29 min. 42 sec. East 20.30 feet, more or less, to an iron pin; North 11 deg. 16 min. 27 sec. East 28.83 feet, more or less, to an iron pin; North 06 deg. 25 min. 29 sec. East 21.02 feet, more or less, to an iron pin; North 19 deg. 42 min. 55 sec. East 33.01 feet, more or less, to an iron pin; North 00 deg. 39 min. 52 sec. West 20.42 feet, more or less, to an iron pin; North 13 deg. 43 min. 30 sec. West 22.32 feet, more or less, to an iron pin; North 22 deg. 52 min. 05 sec. East 24.37 feet, more or less, to an iron pin; North 41 deg. 14 min. 44 sec. East 29.47 feet, more or less, to an iron pin; North 14 deg. 57 min. 33 sec. West 50.42 feet, more or less, to an iron pin; North 08 deg. 17 min. 40 sec. East 28.84 feet, more or less, to an iron pin; North 01 deg. 44 min. 55 sec. West 68.43 feet, more or less, to an iron pin; North 27 deg. 30 min. 01 sec. West 40.19 feet, more or less, to an iron pin; North 02 deg. 58 min. 20 sec. West 68.26 feet, more or less, to an iron pin; North 44 deg. 47 min. 53 sec. East 37.42 feet, more or less, to an iron pin; North 08 deg. 08 min. 24 sec. East 51.49 feet, more or less, to an iron pin; North 09 deg. 47 min. 06 sec. West 34.81 feet, more or less, to an iron pin; North 12 deg. 45 min. 48 sec. East 37.34 feet, more or less, to an iron pin; North 03 deg. 20 min. 02 sec. East 63.46 feet, more or less, to an iron pin; North 09 deg. 22 min. 32 sec. West 90.65 feet, more or less, to an iron pin; North 04 deg. 58 min. 30 sec. West 62.30 feet, more or less, to an iron pin; North 15 deg. 32 min. 04 sec. West 86.81 feet, more or less, to an iron pin; North 05 deg. 31 min. 51 sec. West 118.76 feet, more or less, to an iron pin; North 08 deg. 40 min. 34 sec. East 127.57 feet, more or less, to an iron pin; North 05 deg. 58 min. 51 sec. West 69.15 feet, more or less, to an iron pin; North 16 deg. 39 min. 08 sec. West 61.67 feet, more or less, to an iron pin; North 10 deg. 51 min. 04 sec. West 69.95 feet, more or less, to an iron pin; North 21 deg. 36 min. 59 sec. West 250.11 feet, more or less, to an iron pin; North 08 deg. 15 min. 24 sec. West 51.49 feet, more or less, to an iron pin; North 22 deg. 35 min. 15 sec. East 28.76 feet, more or less, to an iron pin; North 12 deg. 26 min. 46 sec. East 36.06 feet, more or less, to an iron pin; North 05 deg. 52 min. 50 sec. West

45.16 feet, more or less, to an iron pin; North 13 deg. 42 min. 56 sec. West 139.78 feet, more or less, to an iron pin; North 02 deg. 05 min. 34 sec. East 90.11 feet, more or less, to an iron pin; North 08 deg. 20 min. 36 sec. East 60.93 feet, more or less, to an iron pin; North 11 deg. 05 min. 07 sec. East 59.38 feet, more or less, to an iron pin; North 01 deg. 24 min. 22 sec. West 99.82 feet, more or less, to an iron pin; North 04 deg. 41 min. 49 sec. West 27.86 feet, more or less, to a Poplar; North 32 deg. 53 min. 03 sec. West 14.34 feet, more or less, to a Sycamore fence corner; North 61 deg. 45 min. 15 sec. West 43.84 feet, more or less, to a Poplar in fence; North 69 deg. 43 min. 04 sec. West 56.36 feet, more or less, to an iron pin; North 62 deg. 08 min. 48 sec. West 68.03 feet, more or less, to an iron pin; North 59 deg. 22 min. 59 sec. West 72.37 feet, more or less, to an iron pin; North 55 deg. 30 min. 54 sec. West 95.43 feet, more or less, to an iron pin; North 53 deg. 39 min. 21 sec. West 152.49 feet, more or less, to an iron pin; North 49 deg. 07 min. 36 sec. West 104.86 feet, more or less, to a Black Gum in fence; North 29 deg. 27 min. 16 sec. West 38.57 feet, more or less, to an iron pin; North 47 deg. 40 min. 07 sec. West 54.65 feet, more or less, to a fence corner; North 20 deg. 22 min. 40 sec. East 65.97 feet, more or less, to an iron pin; North 31 deg. 40 min. 10 sec. East 48.37 feet, more or less, to an iron pin; North 42 deg. 04 min. 34 sec. East 57.52 feet, more or less, to a Hickory fence corner; South 66 deg. 41 min. 01 sec. East 100.31 feet, more or less, to an iron pin; South 59 deg. 03 min. 24 sec. East 40.87 feet, more or less, to an iron pin; South 54 deg. 43 min. 58 sec. East 50.31 feet, more or less, to an iron pin; South 69 deg. 47 min 23 sec. East 51.27 feet, more or less, to an iron pin; South 78 deg 44 min. 59 sec. East 52.62 feet, more or less, to an iron pin; South 88 deg. 34 min. 12 sec. East 46.58 feet, more or less, to an iron pin; North 87 deg. 13 min. 11 sec. East 52.04 feet, more or less, to an iron pin; North 75 deg. 34 min. 03 sec. East 57.21 feet, more or less, to an iron pin; North 69 deg. 50 min. 34 sec. East 61.93 feet, more or less, to an iron pin; North 71 deg. 55 min. 36 sec. East 47.82 feet, more or less, to an iron pin; North 50 deg. 45 min. 49 sec. East 28.79 feet, more or less, to an iron pin; North 58 deg. 47 min. 39 sec. East 159.43 feet, more or less, to a fence corner and Oak; South 85 deg. 26 min. 25 sec. East 135.32 feet, more or less, to a Black Oak and fence corner; North 40 deg. 13 min. 43 sec. East 109.63 feet, more or less, to a metal post found; North 57 deg. 35 min. 25 sec. East 103.43 feet, more or less, to a fence corner; South 80 deg. 06 min. 12 sec. East 111.84 feet, more or less, to an iron pin; South 79 deg. 51 min. 15 sec. East 103.97 feet, more or less, to an iron pin; North 84 deg. 19 min. 47 sec. East 56.44 feet, more or less, to an iron pin; South 72 deg. 41 min. 11 sec. East 20.10 feet, more or less, to a fence corner; South 19 deg. 02 min. 16 sec. East 246.00 feet, more or less, to an iron pin; South 13 deg. 56 min. 38 sec. East 40.78 feet, more or less, to a Poplar; South 15 deg. 08 min. 56 sec. West 30.13 feet, more or less, to an iron pin; South 24 deg. 13 min. 20 sec. East 56.13 feet, more or less, to an iron pin; South 16 deg. 27 min. 37 sec. East 90.79 feet, more or less, to an iron pin; South 15 deg. 07 min. 13 sec. East 122.97 feet, more or less, to an iron pin; South 00 deg. 21 min. 29 sec. West 55.02 feet, more or less, to an iron pin; South 04 deg. 24 min. 40 sec. West 140.41 feet, more or less, to an iron pin; South 00 deg. 40 min. 42 sec. West 194.14 feet, more or less, to an iron pin; South 15 deg. 01 min. 50 sec. East 184.20 feet, more or less, to an iron pin; South 25 deg. 32 min. 38 sec. East 79.29 feet, more or less, to an iron pin; South 13 deg. 40 min. 55 sec. East 89.99 feet, more or less, to an iron pin; South 11 deg. 55 min. 50 sec. East 92.20 feet, more or less, to an iron pin; South 01 deg. 15 min. 44 sec. West 203.57 feet, more or less, to an iron pin; South 05 deg. 52 min. 11 sec. West 198.41 feet, more or less, to an iron pin; South 12 deg. 03 min. 15 sec. West 100.56 feet, more or less, to an iron pin; South 52 deg. 22 min. 38 sec. West 32.31 feet, more or less, to an iron pin; South 30 deg. 10 min. 36 sec. West 116.15 feet, more or less, to an iron pin; South 55 deg. 01 min. 42 sec. West 43.99 feet, more or less, to an iron pin; South 23 deg. 47 min. 42 sec. West 36.15 feet, more or less, to an iron pin; South 16 deg. 40 min. 28 sec. East 25.07 feet, more or less, to an iron pin; South 09 deg. 12 min. 59 sec. West 40.11 feet, more or less, to an iron pin; South 14 deg. 46 min. 03 sec. West 55.85 feet, more or less, to an iron pin; South 02 deg. 07 min. 40 sec. West 50.28 feet, more or less, to an iron pin; South 24 deg. 53 min. 29 sec. West 79.22 feet, more or less, to an iron pin; South 27 deg. 52 min. 56 sec. West 92.15 feet, more or less, to an iron pin; South 37 deg. 52 min. 50 sec. West 70.94 feet, more or less, to an iron pin;

South 08 deg. 00 min. 48 sec. East 50.75 feet, more or less, to an iron pin; South 24 deg. 49 min. 36 sec. West 24.06 feet, more or less, to an iron pin; South 14 deg. 35 min. 02 sec. East 48.71 feet, more or less, to an iron pin; South 09 deg. 19 min. 32 sec. West 79.08 feet, more or less, to an iron pin; South 22 deg. 11 min. 03 sec. West 48.10 feet, more or less, to an iron pin; South 06 deg. 45 min. 35 sec. West 64.20 feet, more or less, to an iron pin; South 19 deg. 26 min. 34 sec. West 48.77 feet, more or less, to an iron pin; South 01 deg. 48 min. 24 sec. East 64.32 feet, more or less, to an iron pin; South 14 deg. 59 min. 21 sec. East 66.43 feet, more or less, to an iron pin; South 33 deg. 58 min. 09 sec. East 21.83 feet, more or less, to an iron pin, and then South 67 deg. 13 min. 59 sec. East 11.00 feet, more or less, to an iron pin set, tile same being located in the North edge of the right of way of Canie Valley Road (a/k/a Caney Valley Road); thence with the meanders of the North edge of the right of way of Canie Valley Road (a/k/a Caney Valley Road), when reduced to straight lines, the following courses and distances: South 67 deg. 13 min. 59 sec. East 11.00 feet, more or less, to an iron pin; South 38 deg. 36 min. 16 sec. East 6.24 feet, more or less, to an iron pin; South 85 deg. 23 min. 51 sec. West 33.59 feet, more or less, to an iron pin; South 84 deg 22 min. 40 sec. West 103.41 feet, more or less, to an iron pin; South 89 deg. 02 min. 04 sec. West 120.66 feet, more or less, to an iron pin; North 89 deg. 14 min. 55 sec. West 124.04 feet, more or less, to an iron pin; North 85 deg. 57 min. 04 sec. West 130.80 feet, more or less, to an iron pin, and then North 82 deg. 43 min. 33 sec. West 123.08 feet, more or less, to an iron pin set, the BEGINNING corner hereof.

The above description was prepared pursuant to survey of the subject property prepared by William Parsons, Tennessee R.L.S. Number 1172.

For reference see property Deed dated April 1, 2013 in favor Vernon C. Weaver by Quitclaim Deed of Peggy Weaver, recorded in Book 1379, Page 719, Register's Office, Claiborne County, Tennessee.

For further reference see Probate Court Case #PR-4242, Estate of Vernon C. Weaver, Claiborne County, Tennessee.

**CTL Map 100 Parcel 2.01**

The 2022 taxes and thereafter shall be paid by the Grantee, whose address is:  
3381 Upper Caney Valley Rd., Tazewell, TN 37879

*Property Address: 3381 Upper Caney Valley Rd, Tazewell, TN 37879*

**THE DRAFTSMAN OF THIS INSTRUMENT MAKES NO WARRANTY OR GUARANTEE AS TO MATTERS OF TITLE OR SURVEY.**

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.**

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein;

To have and to hold the said premises to the said parties of the second part, their heirs and assigns, forever. And, the said party of the first part, for herself and for her heirs, executors, and administrators, do hereby covenant with the said parties of the second part, their heirs and assigns, that

she is lawfully seized in fee simple of the premises above conveyed and has full power, authority, and right to convey the same and that the said premises is free from all encumbrances, and that she will forever warrant and defend the said premises and title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

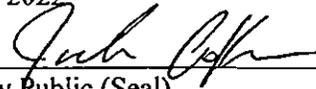
  
SHAINA DUNN

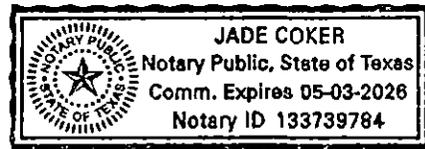
STATE OF TEXAS  
COUNTY OF PARKER

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named bargainor SHAINA DUNN, with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

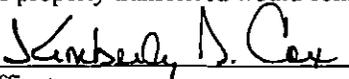
Witness my hand and official seal this 27th day of December 2022.

My Commission Expires:  
5/3/2026

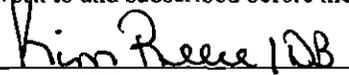
  
Notary Public (Seal)



I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, \$472,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

  
Affiant

Sworn to and subscribed before me this the 29th day of December 2022.

  
Notary Public  
(Seal)

My Commission Expires:  
\_\_\_\_\_