

Prepared By: Lakeway Title Services  
840 West First North Street  
Morristown, TN 37814

BK/PG: 1612/232-237

23000627

6 PGS:AL-WARRANTY DEED	
RHONDA BATCH: 89724	02/08/2023 - 10:55 AM
VALUE	240000.00
MORTGAGE TAX	0.00
TRANSFER TAX	888.00
RECORDING FEE	30.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	921.00

STATE OF TENNESSEE, COCKE COUNTY

MARK MCGAHA

REGISTER OF DEEDS

### WARRANTY DEED

THIS INDENTURE, Made this 2<sup>nd</sup> day of February, 2023, between **DANNY DOCKERY, BRIAN DOCKERY, DARLENE DOCKERY THORNBURG and RICKY DOCKERY**, heirs at law of **HASKELL M. DOCKERY**, deceased and **GLENDON DANIEL O'DELL**, life estate interest, First Party(ies), and **NICOLE S. HOLT**, Second Party(ies).

### WITNESSETH:

That said First Parties, for and in consideration of the sum of ONE AND NO/100ths DOLLARS (\$1.00) and other good and valuable consideration to me in hand paid by Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell and convey unto said Second Party the following described premises, to wit:

SITUATE in the First (1<sup>st</sup>) Civil District of Cocke County, Tennessee, and bounded described as follows:

#### PARCEL 1:

BEGINNING on a stake pointed by two chestnut oaks close to a chestnut, corner to Rector; thence with Rector's line, N 39 W 40 poles to a double chestnut oak; thence S 40 E 80 poles to a red oak pointed by one black oak, close to the chestnut on the edge of the road; thence N 32-1/2 W 6 poles to a stake; thence 1-1/2 W 10 poles; thence N 24-1/4 W 6 poles; thence N 3-1/2 E 10 poles to a stake in the forks of the road; thence N 36-1/2 W 21-1/2 poles to a chestnut pointed by two chestnuts; thence N 1 W 9-1/2 poles to a stake; thence a direct line the BEGINNING containing 30 acres, more or less. 25.5 acres per Assessor of Property of Cocke County, Tennessee. Map/Parcel 098/004.00.

#### PARCEL 2:

BEGINNING on two black oaks on top of the ridge, North of the dwelling house; thence North 12 East with the top of the ridge 30 poles to a black gum pointed by a chestnut on top of the ridge; thence South 65 deg. East 14 poles with Rector's line to his beginning corner; thence with Rector's line North 39 East 46 poles to a double chestnut oak on Rector's line; thence South 40 East 80 poles to the top of the ridge; thence South 61 1/2 West 108 poles to a large oak on the bible Road, known as the gates; thence South 85 West 17 poles to the James Penland corner; thence South 74 West 32 poles to a large chestnut on a ridge; thence North 35 West 34 poles to 2 mall maples; thence South 89 West 12 poles to a chestnut oak pointed by a chestnut oak; thence North 11 West 54 poles to the beginning, containing 85 acres, more or less. Description taken from previous deed of record. 42 acres per Assessor of Property of Cocke County, Tennessee. Map/Parcel 098/003.00.

PARCEL 3:

BEGINNING at a ½ inch iron pin on the centerline of a 50 foot right of way, corner to Dockery, and running thence with said right of way centerline, South 73 deg. 41 min. 33 sec. West 26.18 feet to a point on the centerline terminus of Seay Hollow Road; thence North 10 deg. 41 min. 30 sec. West 25.12 feet to a point on the northern margin terminus of Seay Hollow Road, being the beginning point of the northern margin of and the aforesaid 50 foot right of way; thence with said road margin, South 84 deg. 55 min. 27 sec. West 100.99 feet to a ½ inch pin, corner to Dockery; thence with the Dockery line, North 05 min. 00 sec. 38 sec. East 209.32 feet to a ½ inch iron pin; thence North 44 deg. 20 min. 42 sec. East 92.51 feet to a ½ inch iron pin; thence North 68 deg. 56 min. 26 sec. East 141.86 feet to a ½ inch iron pin; thence South 14 deg. 16 min. 05 sec. West 344.69 feet to the point of BEGINNING, containing 1.00 acres, more or less as shown on plat of survey by, Randall Freeman, Tennessee RLS No. 2476, dated August 29, 2019.

The above described premises are served by and are conveyed subject to a portion of a permanent, private right of way 50 feet in width, the centerline of which runs with the southernmost boundary of the premises from the centerline terminus of Seay Hollow Road; North 73 deg. 41 min 33 sec. East 26.18 feet to a ½ inch iron pin, all as shown on the aforesaid plat.

The above described premises are conveyed further subject to a utility, zoning sand construction easement of 5 feet along all lot lines and 10 feet where adjoining lots are not subject to a similar easement of 5 feet.

The above described premises are conveyed further subject to a minimum building setback line of 30 feet along all road right of ways.

THERE IS EXCEPTED from this property a tract of land (3.51 acres) conveyed in Deed Book 1545, Page 844 in the Register's Office for Cocke County, Tennessee.

The above described properties are conveyed subject to graveyard located on the property and access will be reserved per applicable law.


BEING the same property conveyed to Haskell M. Dockery by deed from Shirly J. Dockery, dated January 5, 2006 of record in Book 1220, page 86 and Deed Book 1220, page 89 in the Register's Office for Cocke County, Tennessee. Also property conveyed to Glendon Daniel O'Dell, life estate, of record in Book 1492, Page 792 in said Register's Office.

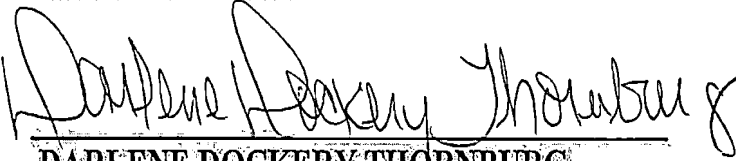
TO HAVE AND TO HOLD UNTO SAID NICOLE S. HOLT, his/her/their heirs and assigns, the hereinabove described real estate together with all the hereditaments and appurtenances thereunto appertaining as an estate in fee simple forever.

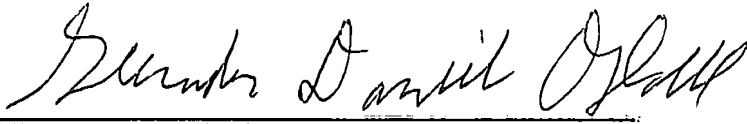
AND I/WE COVENANT with NICOLE S. HOLT, his/her/their heirs and assigns, that I/we are lawfully seized and possessed of the hereinafter described real estate, that I/we have a good and lawful right to sell and convey the same, and that it is unencumbered except as maybe hereinafter set out, and that I/we will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of <sup>February</sup> January, 2023.

  
DANNY DOCKERY

  
BRIAN DOCKERY

  
DARLENE DOCKERY THORNBURG

  
RICKY DOCKERY

  
GLENDON DANIEL O'DELL

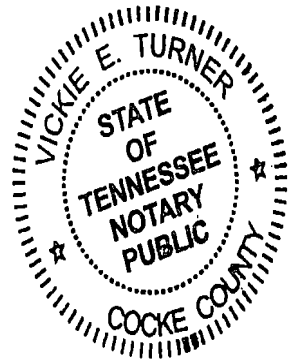
STATE OF TN  
COUNTY OF Cocke

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **DANNY DOCKERY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in said County this 2<sup>nd</sup> day of ~~January~~, 2023.  
February

Vickie E. Turner  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
12-28-25



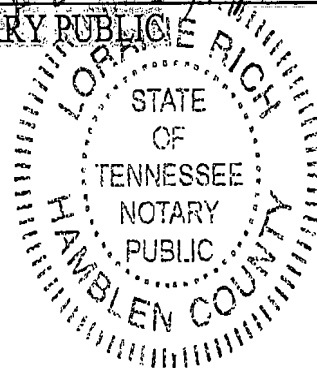
STATE OF Tennessee  
COUNTY OF Hambler

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **BRIAN DOCKERY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in said County this 3<sup>rd</sup> day of ~~January~~, 2023.  
February

Lorraine Rich  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
8/25/2025



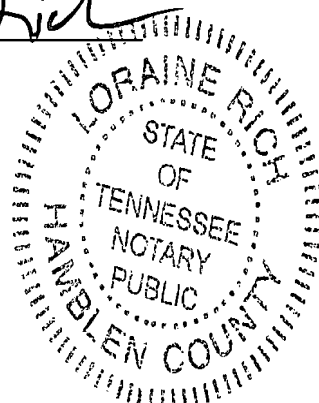
STATE OF TENNESSEE  
COUNTY OF HAMBLLEN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **DARLENE DOCKERY THORNBURG and RICKY DOCKERY and GLENDON DANIEL O'DELL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained and expressed.

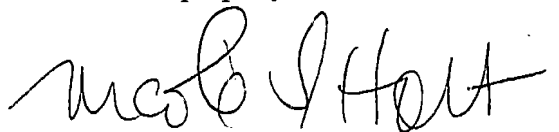
WITNESS my hand and official seal at office in said County this 3<sup>rd</sup> day of ~~January~~, 2023.  
February

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
8/25/2025

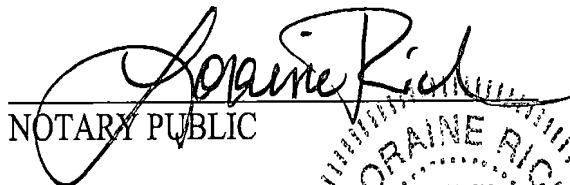


I OR WE HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

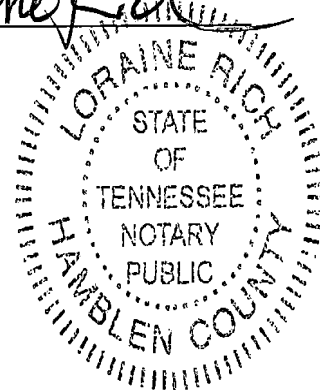
  
AFFIANT

STATE OF TENNESSEE  
COUNTY OF HAMBLLEN

Sworn to and Subscribed before me this 3<sup>rd</sup> day of February, 2023.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
8/25/2025



PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

**NICOLE S. HOLT**

NAME

1613 Langfordville Rd Ridgeland SC

ADDRESS

29936

Tax Map No.: 098-003.00/004.00