

BK/PG:126/1253-1257
25002362
C REP & WARRANTY DEED
11/27/2010 - 07-01-10 PM
TAXES
DEVELOPMENT TAX
TRANSFER TAX
RECORDING FEE
DEED FEE
REGISTERING FEE
TOTAL FEE
NOTES: NO TAXPAYER, JACKSON COUNTY
MICHELLE HIX
REGISTERED OF DEEDS

TRANSFERRED
MAP# 93 PAR# 88.03 C OR(S)
NOV 21 2025

This Instrument Prepared by Ledbetter Title Company, LLC
P. O. Box 715, Cookeville, TN 38503

Kalet allan
ASSESSOR OF PROPERTY

WARRANTY DEED

OWNER:

Name: Bluestone 220 LLC and
Randy Lee Holman

SEND TAX BILLS TO:
Same as Owner

Address: 116 Agnes Rd 81c 200
Knoxville TN 37919

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, *Wayne Hawkins and Cindy Hawkins, husband and wife and Tammy Hawkins Smith and Eric Smith, wife and husband*, have this day bargained and sold, and do hereby transfer and convey *Bluestone 220, LLC, a Tennessee Limited Liability Company, and Randy Lee Holman, equally as tenants in common*, their heirs and assigns, hereinafter referred to as "grantees," certain real estate located in the Tenth Civil District of Putnam County, State of Tennessee, as follows:

The following is a description of a portion of the Wayne and Cindy Hawkins property boundary located on Bob Johnson Lane in the 10th Civil District of Jackson County, Tennessee- (Reference Parcel 088.03 of Tax Control Map 093 and Deed nook 76 Page 1667)

TRACT #1

Beginning at a .05" iron rod (old) in the Western margin of Bob Johnson Lane (being a 36' wide public right-of-way) being the northeast corner of this described property boundary and the parent property and the southeast corner of Robert and Donna Crabtree (RB48 PG 1640); thence leaving Crabtree and going with the Bob Johnson Lane right-of-way and a curve turning to the right with a radius of 79.44', an arc length of 103.95', a chord being of S29°25'10" E, and a chord length of 96.69'; thence S06°04'37" W a distance of 74.00' to a 0.5" iron rod (new) being the southeast corner of this described property boundary; thence leaving Bob Johnson Lane and severing the parent property N 85°36' 35" W a distance of 329.20' to a 0.5" iron rod (new) on the east side of a fence being the southwest corner of this described property boundary and a point in the line of Angelea Roxanne Creston and Christopher T. Creston (DB 113 PG 368); thence going with

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the Creston property on the east side of a fence N 05°29'25" E a distance of 53.97' to a 0.5" iron rod (old) being the northeast corner of Creston and the southeast corner of Judy Mitchell (DB Y3 PG 426); thence leaving Creston and going with the Mitchell property on the east side of said fence N 09°31'13" E a distance of 63.80' to a tall 1" iron pipe (old) being the northwest corner of this described property boundary and the parent property and the southwest corner of Crabtree; thence leaving Mitchell and said fence and going with the Crabtree property N 86°39'04" E a distance of 273.32' to the point of beginning, having an area of 1.02 acres, more or less, as surveyed by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on October 2, 2025.

This survey is subject to any and all easements, exceptions, setbacks, and restrictions, recorded and unrecorded, which may affect this property.

This survey completed using the latest recorded property deeds at the date of this survey.

This survey does not represent a title search or a guarantee of title and was completed without the benefit of an abstract of title.

This conveyance is made subject to the following restrictions:

1. Single family Residential purposes only. No re-division.
2. No poultry, hogs or livestock to be raised or housed on this property.
3. No house trailer, double-wide, modular or manufactured homes or any type home, which is not constructed on site.
4. No basement house.
5. No junk cars.

The previous and last conveyance being a portion of a Deed to Wayne Hawkins and wife, Cindy Hawkins and Tammy Hawkins Smith and husband, Eric Smith, recorded in Book 76, Page 1667, Register's Office of Jackson County, Tennessee.

SOURCE OF DESCRIPTION survey by Brian McMeans R.L.S. #2645 of Global Surveying, LLC on October 2, 2025.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever.

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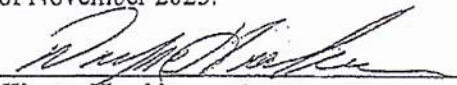


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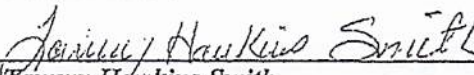
They covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

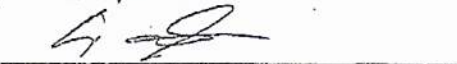
They further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS THEIR HANDS this 13th day of November 2025.


Wayne Hawkins


Cindy Hawkins

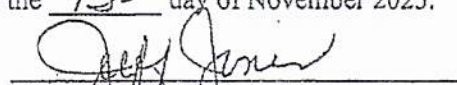

Tammy Hawkins Smith


Eric Smith

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, *Wayne Hawkins, Cindy Hawkins, Tammy Hawkins Smith and Eric Smith*, 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 official seal on the 13th day of November 2025.


NOTARY PUBLIC

My Commission Expires: 8/27/28



STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value whichever is greater, for this transfer is \$50,000.00.

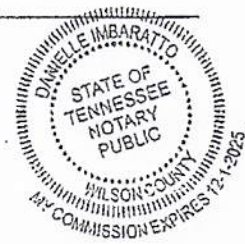
Affiant *Eyeshm [Signature]*

Subscribed and sworn to before me, on the 13th day of November 2025.

My Commission Expires: 12-1-25

Danielle [Signature]
Notary Public - Register

g/misc-dec/Holman,Nick.wd



Tennessee Certification of Electronic Document

I, Danielle Inbaravala, 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 11-13-25 (Date of document)

Danielle Inbaravala
Affiant Signature

11-13-25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 13th day of Novembr, 2025.

Chase Owens
Notary signature

My commission expires:



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