

BK/PG:126/1248-1252
25002361
1 PGS 1 WARRANTY DEED
DEED RECORDING# 49570 - 75507811
11/21/2019 - 03:16:21 PM
FEE \$2500.00
TRANSFER TAX 0.00
RECORDING FEE 12.00
NOTARY FEE 2.00
TOTAL AMOUNT \$2512.00
STATE OF TENNESSEE, JACKSON COUNTY
MICHELLE NIX
REGISTER OF DEEDS

TRANSFERRED
MAP# 93 PAR# 88.03 COR(S)
NOV 21 2025
Kaleb Allen
ASSESSOR OF PROPERTY

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

WARRANTY DEED

OWNER:

Name: James W. McGee, Jr and
Johnice L. McGee

Address: 103 Clairmont Lane
Hendersonville, TN 37075

SEND TAX BILLS TO:

Same as Owner

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 unto *James W. McGee, Jr and Johnice L. McGee, husband and wife*, their heirs and assigns, hereinafter referred to as "grantees," certain real estate located in the Tenth Civil District of Jackson 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 Book 76 Page 1667)

TRACT #3

Beginning at a steel post in the western margin of Bob Johnson Lane (being a 36' wide public right-of-way) being the southeast corner of this described property boundary and the parent property and the northeast corner of Donovan and Jonell Westerfield (DB 103 PG 1325); thence leaving Bob Johnson Lane and going with the Westerfield property N 85°36'35" W a distance of 315.82' to an angle iron on the east side of a fence being the southwest corner of this described property boundary, the northwest corner of Westerfield, and a point in the line of Angelea Roxanne Creston and Christopher T. Creston (DB 113 PG 368); thence leaving Westerfield and going with the Creston property and near said fence N 05°29'25" E a distance of 139.46' to a 0.5" iron rod (new) being the northwest corner of this described property boundary; thence leaving Creston and said fence and severing the parent property S 85°36'35" E a distance of 323.36' to a

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0.5" iron rod (new) in the western margin of Bob Johnson Lane being the northeast corner of this described property boundary, thence going with the Bob Johnson Lane right-of-way S 08°34'45" W a distance of 139.81' 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 rights-of-way, easements, exceptions, setbacks, and restrictions, recorded and unrecorded, which may affect this property.

This survey was 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.

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.

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Authentisign
JM

08/04/26

Authentisign
JC

08/04/26

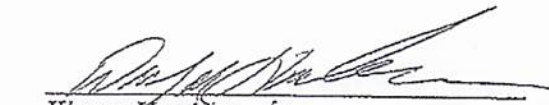
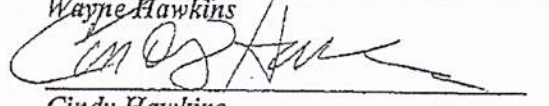
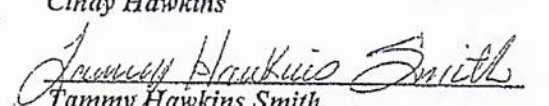
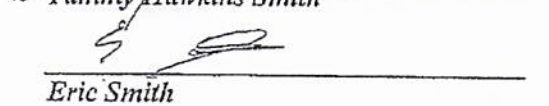
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They further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

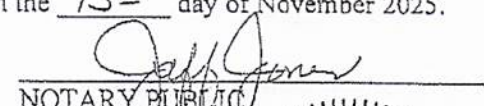
WITNESS THEIR HANDS this 13th day of November, 2025.


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



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**STATE OF TENNESSEE
COUNTY OF PUTNAM**

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

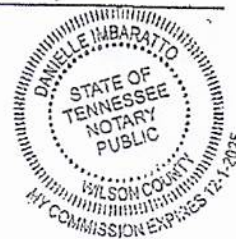
Affiant *Jason Myers*

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

My Commission Expires: 12-1-25

Danulle JD
Notary Public - Register

g/miso-dee/McGee,James.yd



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Tennessee Certification of Electronic Document

I, Danielle Imbrecht, 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 Imbrecht
Affiant Signature

11.13.25
Date

State of Tennessee

County of Wilson

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

Chase Owens
Notary signature

My commission expires:



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