

TRANSFERRED
MAP# PAR# COR S
66 10-06/10-07
OCT 31 2022

Kaleb Allen
ASSESSOR OF PROPERTY

Name and Address of New Owner:

Eva M. Morse
224 Bull Hill Road
Cold Brook, NY 13324

Send Tax Bills To:

Eva M. Morse
224 Bull Hill Road
Cold Brook, NY 13324

This Instrument Prepared By:

Volunteer Title & Escrow Services, LLC
874 West Avenue
Crossville, TN 38555

BK/PG: 110/942-945

22002337

4 PGS:AL-WARRANTY DEED	
LORI BATCH: 41480	10/31/2022 - 01:13:06 PM
VALUE	39000.00
MORTGAGE TAX	0.00
TRANSFER TAX	144.30
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	167.30

STATE OF TENNESSEE, JACKSON COUNTY
MICHELLE HIX
REGISTER OF DEEDS

Map & Parcel No: 066-010.06 & 066-010.07

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Craig A. MacMiller and Kimberly D. MacMiller, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eva M. Morse, a single woman**, "the Grantee," the following described real estate in Jackson County, Tennessee:

A certain real estate located in the Ninth Civil District of Jackson County, Tennessee, as follows:

Tract 6:

Beginning on a new iron pin at the West margin of a 50-foot wide r.o.w., being the Northeast corner of the tract of land herein described; Thence with the West margin of the r.o.w. South 3 degrees, 34 minutes, 53 seconds West 451.45 feet; Thence : with a rightward curve of the r.o.w. having a delta angle of 6 degrees, 16 minutes, 45 seconds, a radius of 861.55 feet, a length of 94.42 feet and a chord of South 6 degrees, 43 minutes, 06 seconds West 94.37 feet; Thence South 9 degrees, 51 minutes, 28 seconds West 303.27 feet; Thence with a rightward curve of the r.o.w. having a delta angle of 8 degrees, 49 minutes, 05 seconds, a radius of 219.80 feet, a length of 33.83 feet and a chord of South 14 degrees, 16 minutes, 01 seconds West 33.80 feet; Thence South 18 degrees, 40 minutes, 33 seconds West 177.99 feet to a new iron pin, being the Southeast corner of the tract of land herein described; Thence leaving the r.o.w. and severing the parent tract North 70 degrees, 20 minutes, 00 seconds West 172.15 feet to a 12" ailanthus In a hollow, being the Southwest corner of the tract of land herein described; Thence further severing the parent tract and with the center of the hollow the following calls:

North 15 degrees, 16 minutes, 11 seconds East 92.58 feet to a 6" ailanthus, North 21 degrees, 46 minutes, 04 seconds East 81.55 feet to a 3" maple, North 2 degrees, 51 minutes, 53 seconds East 98.35 feet to an 8" sassafras, North 0 degrees, 38 minutes, 47 seconds East 105.49 feet to an 8" maple, North 8 degrees, 34 minutes, 27 seconds East 114.94 feet. to an 8" maple, North 14 degrees, 46 minutes, 14 seconds West 200.92 feet, North 11 degrees, 38 minutes, 13 seconds East 43.23 feet, North 32 degrees, 56 minutes, 58 seconds West 46.22 feet, North 10 degrees, 55 minutes, 58 seconds West 38.98 feet and North 26 degrees, 47 minutes, 36 seconds West 101.90 feet to a point in the center of the hollow, being the Northwest corner of the tract of land herein described; Thence leaving the hollow and further severing the parent tract North 74 degrees, 37 minutes, 35 seconds East 375.13 feet to the point of beginning, containing 5.19 acres.

Tract 7:

Beginning on a new iron pin at the West margin of a 50-foot wide r.o.w., being the Southeast corner of the tract of land herein described; Thence leaving the r.o.w. and severing the parent tract South 74 degrees, 37 minutes, 35 seconds West 375.13 feet to a point in the center of a hollow; Thence leaving the hollow and further severing the parent tract South 74 degrees, 37 minutes, 35 seconds West 235.28 feet to an iron pin, being the Southwest corner of the tract of land herein described, also a point in the boundary of a tract of land belonging to Melvin Hammons (Record Book 10, Page 113) and being further a point in the outer perimeter of the parent tract, Thence with Hammons' boundary North 10 degrees, 03 minutes, 07 seconds West 380.00 feet to an iron pin, being the Northwest corner of the tract of land herein described; Thence leaving Hammons' boundary and further severing the parent tract South 87 degrees, 52 minutes, 18 seconds East 703.22 feet to a new iron pin at the West margin of the aforementioned 50-foot r.o.w., being the Northeast corner of the tract of land herein described; Thence with a leftward curve of the West margin of the r.o.w. having a delta angle of 28 degrees, 51 minutes, 43 seconds, a radius of 289.63 feet, a length of 145.90 feet and a chord of South 18 degrees, 04 minutes, 13 seconds West 144.36 feet; Thence continuing with the West margin of the r.o.w. South 3 degrees, 34 minutes, 53 seconds West 49.08 feet to the point of beginning, containing 4.12 acres.

The above described tracts of land being Tract 6 and Tract 7 of an unrecorded Plat of Hideaway Acres surveyed by Wiggins Surveying on May 31, 2013.

The above described tracts of land are conveyed subject to the following restrictions on Hideaway Acres in Tennessee:

1. No abandoned cars, trash, junk yards, commercial chicken houses.
2. Manufactured homes are allowed but must be no older than 5 years old.
3. Home must be 800 or more square feet.
4. RV's and campers are allowed as long as it is not the permanent residence.

The property conveyed herein is subject to a right of way easement granted unto Old Gainesboro Road Utility District filed of record in Book 71, Page 1299, Register's Office of Jackson County, Tennessee.

The property conveyed herein is subject to a utility easement granted unto Upper Cumberland Electric Membership Corporation filed of record in Easement Book 1, Page 487, and Book 80, Page 1909, Register's Office of Jackson County, Tennessee.

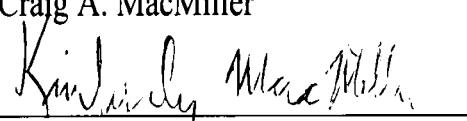
The grantors herein further convey an easement for ingress and egress across an existing 50 foot right of way that extends from the eastern margin of Seven Knobs to the property herein conveyed.

Being the same property conveyed to Craig A. MacMiller and wife, Kimberly D. MacMiller by Warranty deed from Christopher Burgess, an unmarried person and Helen Wanda Watkins (being one and the same and formerly known as Wanda Burgess), a married person of record in Book 80, page 680, Register's Office for Jackson County, Tennessee, dated March 08, 2016 and recorded on March 10, 2016.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of October, 2022.

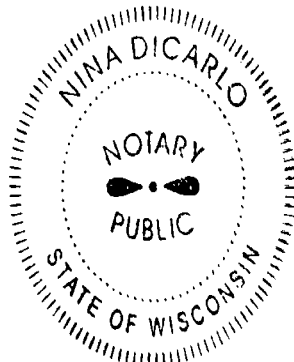
 10-26-22
_____(SEAL)
Craig A. MacMiller
 10-26-22
_____(SEAL)
Kimberly D. MacMiller

STATE OF Wisconsin
COUNTY OF Waukesha

On this 26th day of October, 2022, before me personally appeared Craig A. MacMiller and Kimberly D. MacMiller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of October, 2022.

Nina D. Carlo
Notary Signature
My commission expires: 02/07/2024



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$39,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dana Redwine
Affiant

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

Sworn to and subscribed before me this 28th day of October, 2022.

Melissa S. Dyer
Notary Signature
My commission expires: 05/07/2025

