

THIS DOCUMENT PREPARED BY:

SEND TAX NOTICES TO:

Donna Simpson, Attorney
P. O. Box 2327
Cookeville, TN 38502

J. Michael Floyd
370 S Lowe Ave, Suite A, Box 320
Cookeville, TN 38501

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **J. Michael Floyd, Successor Trustee of the Joe M. Floyd Trust, Grantor**, has this day bargained and sold, and by these presents does transfer and convey unto **J. Michael Floyd**, his heirs and assigns, a certain tract or parcel of land located in the Third Civil District of Putnam County, Tennessee, described as follows, to-wit:

TRACT NO. 1: Situated, lying and being in the 7th Civil District of Putnam County, Tennessee, and being described as follows:

Parcel No. 1: Beginning at a black oak, the corner between Herman C. Gentry and Ova Gentry, et al, and running westwardly 88½ poles to a stake, the J. R. Maxwell east boundary line; thence southwardly with the said Maxwell line 38 poles to a hickory; thence eastwardly 88 poles to a stake in the Ova Gentry, et al, line; thence northwardly with the said line 29½ poles to the beginning, containing by estimation 20 acres, be the same more or less.

Parcel No. 2: Beginning on a black oak, Fate Gentry's northeast corner; thence west 88½ poles to a stake in J. R. Maxwell's east line; thence north 35½ poles to a stake in the H. D. Whitson line; thence east 80 poles to a stake in John Oliver's line; thence south 21° east 7 poles to a stake; thence south 32½° east 20 poles to a rock; thence south 13½ poles to the beginning, containing 20 acres, be the same more or less.

There is included in the above description, but excluded herefrom, the land which was taken by the State of Tennessee for Interstate highway No. 40, leaving a total acres now of 22 acres, more or less.

Also included in the above description, but excluded herefrom, is a conveyance to Ronald Baldwin, described as follows:

Beginning at an iron pin in Herren's west line, being Gentry's northeast corner; thence leaving Herren with Gentry's north line N83°51'W 192.03' to an iron pin in Meadows' east line, being Gentry's northwest corner; thence leaving Gentry with Meadows' east line N06°30'E 290.00' to an iron pin, being Meadows' northeast corner; thence with Meadows' north line N85°53'W 214.52'; thence N85°36'W 280.93' to an iron pin; thence N85°10'W 96.97' to an iron pin; thence leaving Meadows and severing Floyd N07°43'E 230.62' to an iron pin; thence S82°17'E 780.95' to an iron pin in Herren's

STEVE PIERCE
ASSESSOR OF PROPERTIES
PUTNAM COUNTY
MAP 064 GR _____ PAR 038.00
COMPLETE PARTIAL
041E B 012.00

Herren's west line S06°08'W 190.87' to an iron pin: thence S07°04'W 290.00' to the beginning. Containing 5.05 acres, more or less, as surveyed by Alfred M. Bartlett, R.L.S. #762 on August 12, 1998.

Included in the above described property is a 25' access easement from Mike Maxwell Road to the northeast corner of the above described property with said easement described as follows: Beginning at a point in the west margin of Mike Maxwell Road, being Calhoun's northwest corner; thence leaving said road with Calhoun's west line and Floyd's east line S44°02'W 240.14'; thence continuing with Floyd's east line and the west lines of Calhoun and Herren S06°08'W 296.10' to an iron pin, being the northeast corner of the above described property; thence leaving Herren with the north line of the above described N82°17'W 25.01'; thence leaving the above described property and severing Floyd N06°08'E 304.00'; thence N44°02'E 256.35' to a point in the west margin of Mike Maxwell Road; thence with the west margin of said road S29°00'E 26.14' to the beginning.

Being the same property as that conveyed to Joe M. Floyd, Trustee of the Joe M. Floyd Trust by Quitclaim Deed from Joe M. Floyd and wife, LaVerne Floyd, which is recorded in the Register's Office of Putnam County, Tennessee, in Record Book 554, Page 378.

TRACT NO. 2: Situated, lying and being in the First Civil District of Putnam County, Tennessee, and being described as follows:

Being the replat of Lot #11, Darwin Park Subdivision as shown on plat of record in Warranty Deed Book 87, page 465, and being more particularly described as follows: Beginning at a ½" rebar in concrete in the southern margin of Doris Drive, said rebar being the northeast corner of Lot #12 and the northwest corner of the lot herein described; thence along Doris Drive S 85 deg. 41' E a distance of 110.0 feet to a ½" rebar in concrete; thence along the western line of Lot #10 S 04 deg. 07' W a distance of 238.6 feet to a ½" iron pipe in concrete; thence along the northern line of Lot #2 N 89 deg. 58' W a distance of 9.9 feet to a ½" iron pipe in concrete; thence along the northern line of Lot #1 N 89 deg. 15' W a distance of 100.0 feet to a ½" rebar in concrete; thence along the eastern line of Lot #13 N 03 deg. 17' E a distance of 114.4 feet to a ½" rebar; thence along the eastern line of Lot #12 N 04 deg. 42' E a distance of 131.1 feet to the point of beginning.

The property herein conveyed is subject to restrictions and easements of record in Warranty Deed Book 86, page 435, and as shown on plat of record in Warranty Deed Book 87, page 465, Register's Office for Putnam County, Tennessee.

Being the same property as that conveyed to Joe M. Floyd, Trustee of the Joe M. Floyd Trust by Quitclaim Deed from Joe M. Floyd and wife, LaVerne Floyd, which is recorded in the Register's Office of Putnam County, Tennessee, in Record Book 554, Page 378.

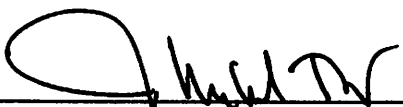
The descriptions are the same as that of previous deeds.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estates, titles, and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. And I do covenant that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

Joe M. Floyd died on the 12th day of March, 2023.

WITNESS my hand this 26th day of April, 2023.



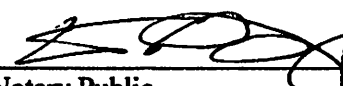
J. Michael Floyd, Successor Trustee
Joe M. Floyd Trust

ACKNOWLEDGMENT

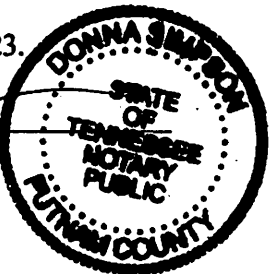
STATE OF TENNESSEE)
COUNTY OF PUTNAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named J. Michael Floyd, bargainor, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that he is the Successor Trustee of the Joe M. Floyd Trust, and in his capacity as successor trustee executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal, at Cookeville, Tennessee, this 26th day of April, 2023.



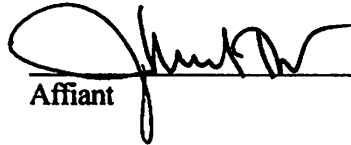
Notary Public

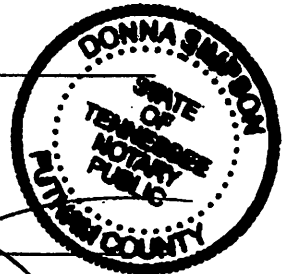


My Commission Expires: 5 | 23 | 2023

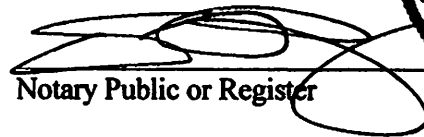
STATE OF TENNESSEE
COUNTY OF PUTNAM

I, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is \$0. (exempt under T.C.A. Section 67-4-409(a)(3).


Affiant



Subscribed and sworn to before me this the 26th day of April, 2023.


Notary Public or Register

My Commission Expires: May 23, 2023

STATE OF TENNESSEE
COUNTY OF PUTNAM

The foregoing instrument and certificate were noted in Notebook _____, Page _____, at _____ o'clock ____ m. _____, 2023 and recorded in Record Book _____, Page _____. State Tax Paid \$ _____ Fee _____ Recording Fee _____ Total \$ _____

Witness my hand.

Register

Receipt No. _____

4

John Sanders, Register
Putnam County
Rec #: 216604 Instrument #: 287110
Rec'd: 20.00 Recorded
State: 0.00 5/26/2023 at 3:19 PM
Clerk: 0.00 in Record Book
Other: 2.00 1479
Total: 22.00 PGS 554-557

THIS PROPERTY MAY BE
SUBJECT TO GREENBELT
ROLL BACK TAXES

Rhonda Chaffin
ASSESSOR OF PROPERTY
PUTNAM COUNTY
MAP Cal GR PAR 38.00
COMPLETE/PART OF
Send Tax Bill To.
Below left

This instrument prepared by:

Dale Bohannon, Atty.
115 South Dixie Avenue
Cookeville, TN 38501

Send Tax Notices to: 1509 Doris Drive
Cookeville TN 38501

QUITCLAIM DEED

This instrument made and entered into on this, the 16th day of August, 2012, by and between **JOE M. FLOYD, TRUSTEE OF THE JOE M. FLOYD TRUST DATED OCTOBER 8, 2009**, Grantor, and **VIVIAN LaVERNE FLOYD, TRUSTEE OF THE VIVIAN LaVERNE FLOYD TRUST DATED OCTOBER 8, 2009**, Grantee,

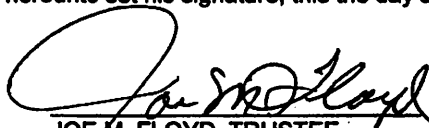
WITNESSETH:

That for and in consideration of the sum of \$1.00 cash in hand paid, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantee all his right, title and interest in and to the following described real estate, to wit:

SEE ATTACHED EXHIBIT A

The description is pursuant to survey of Bartlett Surveying dated 8/12/2011, No. 98-169 C.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his signature, this the day and date first above written.

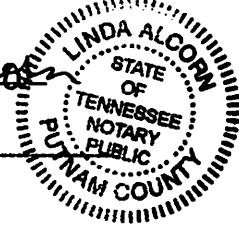

JOE M. FLOYD, TRUSTEE
OF THE JOE M. FLOYD TRUST
DATED OCTOBER 8, 2009

STATE OF TENNESSEE
COUNTY OF PUTNAM

On the 16th day of August, 2012, before me personally appeared JOE M. FLOYD, to me known to be the person described in and who executed the foregoing instrument, and who, upon oath, acknowledged himself to be Trustee of the Joe M. Floyd Trust Dated October 8, 2009, the within named bargainer, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing as Trustee.

My commission expires: 12-18-12

Linda Alcorn
Notary Public



STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration for this transfer is \$ 0, [exempt under T.C.A. 67-4-409(a)(3)].

Joe M. Floyd
Affiant

Subscribed and sworn to before me, this 14th day of August, 2012.

My commission expires: 12-18-12

Linda Alcorn
Notary Public/Registrar



**Survey of 0.71 Acres
Portion of Joe Floyd Property**

Being a certain tract or parcel of land lying and being in the 16th Civil District of Putnam County, Tennessee and being more particularly described as follows...

Beginning at a ½" rebar (new) at the intersection of the north line of Baldwin and the west margin of a 25' access easement, said rebar being N82°17'29"W 25.01' from a ½" rebar (old) in the west line of Herron, being a common corner of Baldwin and Floyd; thence with the north line of Baldwin N82°17'29"W 180.45' to a ½" rebar (new); thence leaving said north line of Baldwin and severing the land of Floyd N50°37'58"W 192.54' to a ½" rebar (new); thence N39°26'18"E 110.46' to a ½" rebar (new); thence S50°33'36"E 335.96' to a ½" rebar (new) in the west margin of said 25' access easement; thence continuing to sever the land of Floyd with the west margin of said 25' access easement S06°08'10"W 18.32' to the point of beginning. Containing 0.71 acres, more or less, by survey done by Bartlett Surveying, 214 East Stevens Street, Cookeville, Tennessee, 38501, Alfred M. Bartlett, R.L.S. #762, on August 12, 2011. Drawing #98-169

There is a 25' access easement from the southwest right-of-way of Mike Maxwell Road, across the remaining land of Joe Floyd, to the above-described property and the land of Baldwin. Described as follows...

Beginning at a wood post fence corner in the southwest right-of-way of Mike Maxwell Road, being the northwest corner of Owen, also being a corner of Floyd; thence leaving the southwest right-of-way of Mike Maxwell Road and with a line of Owen S44°01'59"W 240.14' to a ½" rebar (old), being a corner of Owen, also being a corner of Floyd; thence continuing with a line of Owen, Maynard, & Herren S06°08'10"W 296.10' to a ½" rebar (old), being a corner of Baldwin, also being a corner of Floyd; thence leaving said line of Herren and with the north line of Baldwin N82°17'29"W 25.01' to a ½" rebar (new), being the southeast corner of the above-described property; thence leaving said north line of Baldwin and with the east line of the above-described property N06°08'10"E 18.32' to a ½" rebar (new), being a corner of the above-described property; thence across the remaining lands of Floyd N06°08'10"E 285.68' to a corner; thence N44°01'59"E 256.39' to a corner in the southwest right-of-way of Mike Maxwell Road; thence with the southwest right-of-way of Mike Maxwell Road S28°55'20"E 26.15' to the point of beginning.

Previous and last conveyance being a portion of the same property recorded in Record Book: 554, Page: 378, in the Register's Office of Putnam County, Tennessee.

Harold Burris, Register	
Putnam County	
Rec #: 108572	Instrument #: 143650
Rec'd: 15.00	Recorded
State: 0.00	9/16/2012 at 2:28 PM
Clerk: 0.00	in Record Book
Other: 2.00	711
Total: 17.00	Pgs 156-158

Exhibit A