

Prepared By James E. Thompson, Attorney
P.O. Box 765
Crossville, TN 38557
(931) 484-4533

It is the Responsibility of the Grantee of this instrument to immediately record it.
Failure to record this instrument could adversely affect the validity of your title.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations not herein mentioned, receipt of all of which is hereby acknowledged, we, **Edwin E. Spradlen, Jr., and Calvin Thomas Spradlen, and Connie Etta Spradlen**, have this day bargained and sold and by these presents do hereby bargain, sell, transfer, and convey unto **The Stewart Investment Trust, Laurence M. Stewart, Trustee**, its successors and assigns the following described property.

Map 149-C-G-019.00 and 020.00

Tract One: In the Third Civil District of Cumberland County, Tennessee, and without the corporate limits of the City of Crossville, Tennessee and being known and designated as Lot 2631 in what is known as Plat No. 5 Rev. of Plat of Tansi Resort Subdivision, a subdivision to Cumberland County, Tennessee, as shown by Map of said subdivision of record in Plat Book 2, at Page 34 in the Register's Office of Cumberland County, Tennessee, said lot being more particularly bounded and described as Shown by Map of said subdivision of record aforesaid, to which Map specific reference is hereby made for more particular description.

This conveyance is subject to the restrictive covenants of record in Deed Book 62, Page 30, in the Register's Office, for Cumberland County, Tennessee.

Tract Two: In the Third Civil District of Cumberland County, Tennessee, and without the corporate limits of the City of Crossville, Tennessee, and being known and designated as Lot 2630 in what is known as Plat No. 5 Rev. of Plat of Tansi Resort Subdivision, a subdivision to Cumberland County, Tennessee, as shown by Map of said subdivision of record in Plat Book 2, at Page 34 in the Register's Office of Cumberland County, Tennessee, said lot being more particularly bounded and described as shown by Map of said Subdivision of record aforesaid, to which Map specific reference is hereby made for more particular description.

0.5

This conveyance is subject to the restrictive covenants of record at Deed Book 62, Page 30, in the Register's Office for Cumberland County, Tennessee.

Being the same property conveyed to Edwin E. Spradlen, Jr., and Calvin Thomas Spradlen, and Connie Etta Spradlen by virtue of a Last Will and Testament dated February 5th, 2015 of record in Book 1523, Page 1861, Register's Office, Cumberland County, Tennessee.


TO HAVE AND TO HOLD the above-described property to the grantee, herein named, its successors and assigns, in fee simple, forever.


We covenant with the grantee herein named, that we are lawfully seized and possessed of said real estate; have a good and lawful right to convey same, that it is free and unencumbered, except as above set out, and that we will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever, and we will bind our heirs by the above covenants.

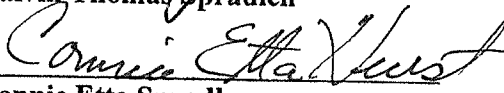
Preparer of this instrument makes no representation to the validity of the title contained herein.

This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility.

Witness our hands this 25th day of June, 2021.


Edwin E. Spradlen, Jr.


Calvin Thomas Spradlen


Connie Etta Spradlen

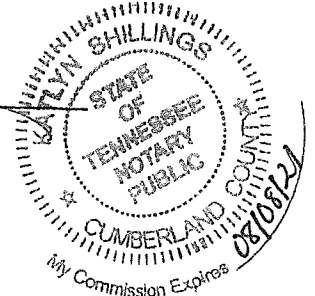
STATE OF TENNESSEE
COUNTY OF CUMBERLAND

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared **Edwin E. Spradlen, Jr., and Connie Etta Spradlen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the 25th day of June, 2021.

Kathryn Shillings
Notary Public

My Commission Expires: 08/08/21



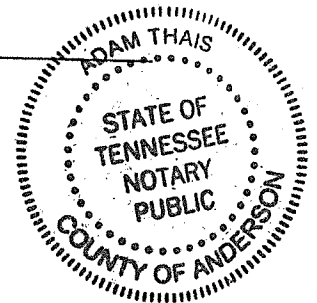
STATE OF TENNESSEE
COUNTY OF Anderson

Before me, the undersigned authority, a Notary Public, in and for said State and County, personally appeared **Calvin Thomas Spradlen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and official seal of office on this the 25 day of June, 2021.

Adam Thais
Notary Public

My Commission Expires: 01/03/2022



NEW PROPERTY OWNER:
SEND TAX STATEMENT TO:

The Stewart Investment Trust, Laurence M. Stewart, Trustee
P.O. Box 17452
Chattanooga, Tennessee 37415

STATE OF TENNESSEE
COUNTY OF CUMBERLAND

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$1,800.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.
Amount tax paid \$ _____.

Affiant

Subscribed and sworn to before me this the 25th day of June, 2021.

Kathryn Shillings
Notary Public

My Commission Expires: 08/08/21

