



MCLEMORE
AUCTION COMPANY



1.5± Acres in Henry County, TN with Single Wide Mobile Home

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Tax Information



Thursday, August 22, 2024

LOCATION

Property Address 250 Hamilton Rd
Springville, TN 38256-4476

Subdivision

County Henry County, TN

PROPERTY SUMMARY

Property Type Residential

Land Use Household Units

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 064 007.02

Special Int 000

Alternate Parcel ID

Land Map 064

District/Ward 13

2020 Census Trct/Blk 9690.02/2

Assessor Roll Year 2023



CURRENT OWNER

Name Harrison Jeff

Mailing Address 4801 Roellen Newbern Rd
Newbern, TN 38059-4209

SCHOOL INFORMATION

These are the closest schools to the property

Lakewood Middle School	3.9 mi
Primary Middle: Pre K to 8	Distance
Henry County High School	10.2 mi
High: 10 to 12	Distance

SALES HISTORY THROUGH 07/26/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/17/2016		Harrison Jeff	Uphoff Billie Etux Ida	Co		469/137
1/20/1997		Uphoff Billie Etux Ida			2	263/222
6/5/1987	\$9,000	Uphoff Billie Etux Ida		Warranty Deed		194/36
1/3/1984	\$3,000	Winchester J W Etux Mary		Warranty Deed	2	176/434

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023		
Appraised Land	\$10,500	Assessed Land		Henry	1.8933
Appraised Improvements	\$11,100	Assessed Improvements			
Total Tax Appraisal	\$21,600	Total Assessment	\$5,400		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
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Year	Assessed Value	Exemptions	Total Value
2023	\$102.24	\$0	\$102.24
2022	\$102.24	\$0	\$102.24
2021	\$102.24	\$0	\$102.24
2020	\$102.24	\$0	\$102.24
2019	\$112.97	\$0	\$112.97
2018	\$97.28	\$0	\$97.28
2017	\$97.28	\$0	\$97.28
2016	\$95.89	\$0	\$95.89
2015	\$95.89	\$0	\$95.89
2014	\$94.47	\$0	\$94.47
2013	\$94.47	\$0	\$94.47

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Utility Building	14X24		SALVAGE
Attached Shed			SALVAGE
Wood Deck	4X4		SALVAGE
Mobile Home Class 2	14X60	1984	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Household Units	Lot Dimensions
Block/Lot		Lot Square Feet: 65,340
Latitude/Longitude	36.389464°/-88.151898°	Acreage: 1.5

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Gravel
Electric Source	Public	Topography	Rolling
Water Source	Individual	District Trend	Stable
Sewer Source	Individual	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward: 13
Description	

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as	47079C0225E	09/28/2007

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above the 500-year flood level.

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Fidelity National Title Insurance Company

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

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ALTA Commitment for Title Insurance (7-1-21)

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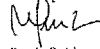
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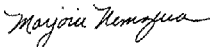




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Fidelity National Title Insurance Company

By: 
Randy Quirk
President

ATTEST 
Marjorie Nemzura
Corporate Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS
 - a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions; and

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- g. a counter-signature by the Company or its issuing agent that may be in electronic form.
- 4. COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
- 5. LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
- comply with the Schedule B, Part I—Requirements;
 - eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

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- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. **ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Jarred S. Conway, Attorney and S. Leo Arnold, Attorney
Issuing Office: Dyer Land Title Co., Inc.
314 N. Church Avenue, Dyersburg, TN 38024

Issuing Office's ALTA® Registry ID:
Loan ID Number:
Issuing Office File Number: DLT-743
Property Address: 250 Hamilton Road
Springville, TN. 38256

Revision Number:

SCHEDULE A

- 1. Commitment Date: 08/23/24 at 08:30 AM
2. Policy to be issued:
a. 2021 ALTA® Owner's Policy
Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$100.00
b. 2021 ALTA® Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in: GL Land, LLC a Connecticut limited liability company
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By: [Signature]
Authorized Signatory

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. **Warranty Deed from GL Land, LLC a Connecticut limited liability company, to TO BE DETERMINED conveying the Land described in Schedule A, in the Register's Office of Henry County, Tennessee.**
5. Payment of the full consideration to, or to the account of, the grantors or mortgagors.
6. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
7. Furnish properly executed Affidavit and Indemnity Agreement to be signed by seller, and the form is subject to such further exceptions or requirements, if any as deemed necessary after examination.
8. Furnish final survey, if applicable, and the form is subject to such further exceptions or requirements, if any, as deemed necessary after examination.
9. Furnish executed Notice of Availability and Waiver of Title Insurance pursuant to T.C.A. Section 56-35-133 and as required by Departmental Regulation 30 (now No. 0781-1-12-10) Department of Insurance and Banking, State of Tennessee and signed by the buyer or mortgagor.
10. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto, if any, are completed; and, that contractors, subcontractors and materialmen are all paid.
11. **Pay the following:**
 - **2024 County of Henry property taxes, a lien and become due on October 1, 2024 in the estimated amount of \$105.00.**

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12. LLC requirements:

- (a) A copy of the Operating Agreement for GL Land, LLC, and any amendments, to confirm the identity of those persons authorized to execute the documents necessary for the transaction in which GL Land, LLC is involved.
- (b) Certificate of Existence from the Secretary of State in the state of formation of GL Land, LLC.
- (c) Affidavit from Manager/Member authorizing the transaction with which GL Land, LLC is involved and confirming that there are no amendments, modifications, etc., or that any amendments/modifications are attached to the affidavit.

13. Furnish properly executed Indemnity against loss from claims related to the tax sale.

14. Include Joinder Clause within said Warranty Deed and/or Deed of Trust, if applicable.

NOTE: Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

END OF SCHEDULE B SECTION I

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. The homestead, or other statutory marital rights, if any, of the spouse of any individual insured.
3. The rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Any taxes or assessments not posted on the record of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and 67-5-603 et seq. dealing with any improvements completed after January 1 and before September 1 of any year; or Back Assessments pursuant to T.C.A. Section 67-1-1001 et. seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq.
8. Taxes or special assessments which are not shown as existing liens by the public records.
9. **Henry County taxes for the year 2025, a lien, not yet due and payable.**
10. **The land described in Exhibit "A" does not include any manufactured (and factory built) housing unit, including but not limited to any mobile home, house or trailer, or vehicle intended for habitation standing on the premises.**
11. **Subject to any right, title or interest of Billie Uphoff and wife, Ida Uphoff, their heirs, successors, and/or assigns, and any defect in, or failure or unmarketability of, the title to said land resulting from the sale for unpaid taxes evidenced by the Order Confirming Tax Sale, as shown of record in**

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Book 443, page 105, in the Register's Office for Henry County, Tennessee. **NOTE: A High-Risk Endorsement will be issued as part of the Owner's Policy and will insure against loss or damage which the insured may sustain by reason of the above. Premium for endorsement previously paid under Owners Policy 37318-1-2023-1050-2024.8251200-231649034.**

- 12. Subject to any loss or damage due to vague or inadequate description.
- 13. Subject to Boundary Line Agreement of record in Book 263, page 222, in the Register's Office for Henry County, Tennessee.
- 14. Subject to the right of way for public road.
- 15. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. (If applicable)

END OF SCHEDULE B SECTION II

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EXHIBIT "A"

Situated in the 13th Civil District of the County of Henry and State of Tennessee, and more particularly described as follows, to-wit:

Parcel A: Beginning at a point in the corner of Lewellyn property in the north margin of the Mouth of Sandy Road, said point being the southwest corner of the Lewellyn property; thence west with the north margin of Paris-Mouth of Sandy Road 20 feet to a stake; thence north 210 feet to a stake in Winchester's northeast corner; thence east 20 feet to a stake in the northwest corner of the Lewellyn property; thence south 210 feet to the point of beginning, containing .125 acre, more or less.

Parcel B: Beginning at a point in the north margin of the Paris-Mouth of Sandy Road, said point being the southeast corner of the Lewellyn property, and which is also 276 feet west of the southwest corner of the J. T. Busse property; thence north 210 feet to a stake in the northeast corner of the Lewellyn property, which line is the east margin of the Lewellyn property; thence east 50 feet to a stake in Winchester; thence southwest 210 feet to the point of beginning, containing .125 acres, more or less.

Parcel C: Beginning at a stake in the north margin of the Paris-Mouth of Sandy Road, which point is the southeast corner of this lot herein conveyed and which point is 276 feet west of the southwest corner of J. T. Busse; thence north 210 feet to an iron stake, the northeast corner of this lot; thence west 210 feet to an iron stake; thence south 210 feet to the north margin of the Paris-Mouth of Sandy Road; thence with the north margin of said road east 210 feet to the point of beginning, containing one (1) acre, more or less.

FOR INFORMATIONAL PURPOSES ONLY:
CONTROL MAP 064 PARCEL 007.02
Property Address: 250 Hamilton Road, Springville, TN. 38256

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B
ALTA Commitment for Title Insurance (7-1-21)

11 of 11

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Warranty Deed - Harrison to GL Land



RECEIVED

FEB 09 2024

TIME 11:00 am

This instrument prepared by
DYER LAND TITLE COMPANY, INC.
314 NORTH CHURCH AVENUE
DYERSBURG, TENNESSEE 38024

Sonya Volk, Register
Benton County Tennessee
Rec #: 100395 Instrument #: 116154
Rec'd: 25.00 Recorded
State: 198.69 2/6/2024 at 3:00 PM
Clerk: 1.00 in Record Book
Other: 4.00 406
Total: 228.69 Pages 512-516

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **CODY WALKER AS CONSERVATOR FOR JEFF HARRISON** have bargained and sold and by these presents do hereby transfer and convey unto **GL LAND LLC**, a Connecticut Limited Liability Company, the following described real estate, to wit:

TRACT 1: Situate, lying and being in the Eighth (8th) Civil District of Benton County, Tennessee, and beginning at the southwest corner of this lot on a 40P nail in gravel road; thence North 3 degrees 10 minutes 09 seconds East crossing an iron pin at 38.4 feet for a total distance of 165.0 feet to an iron pin set; thence South 86 degrees 04 minutes 53 seconds East 275.6 feet to an iron pin set; thence South 3 degrees 10 minutes 09 seconds West crossing an iron pin at 112.73 feet for a total distance of 151.1 feet to a point in gravel road; thence North 88 degrees 57 minutes 47 seconds West 275.8 feet to the beginning, containing 1.0 acre. Surveyed with magnetic reference on March 12, 1980, by Robert G. Barnett Registered Land Surveyor No. 898.

CONTROL MAP 034 portion of PARCEL 033.01
Property Address: 1450 Tom White Road, Big Sandy, TN. 38221

TRACT 2: Situate, lying and being in the Fifth (5th) Civil District of Benton County, Tennessee, and being a tract of land known as Tract No. 36 of Bethel Farms, a plat of which appears of record in Plat Cabinet B, Slide 668, in the Register's Office for Benton County, Tennessee, to which reference is hereby made for a more complete and accurate description.

CONTROL MAP 066 PARCEL 066.04
Property Address: Bethel Farm Lane, Camden, TN. 38320

Tracts 1 & 2 being a portion of the property conveyed unto Jeff Harrison by Special Tax Deed from Timothy R. Burns, Clerk and Master for Benton County, Tennessee recorded September 29, 2014 in Book 254, Page 790 in the Register's Office for Benton County, Tennessee. Cody Walker was appointed Conservator for Jeff Harrison, pursuant to Case No. 22-PR-31, administered in the Probate Court for Dyer County, Tennessee. See Consent Order recorded in Book 406, page 508, in the Register's Office for Benton County, Tennessee

TRACT 3: Being and lying in the Tenth Civil District of Decatur County, Tennessee, and more particularly described as follows: BEGINNING on the Southeast corner of what is known as the W. Thompson tract of land and the J.M. Brasher East and West boundary line with stake and two cedar pointers; runs thence North with said Thompson line to a stake in the Scotts Hill and Decaturville Road with pointers; runs thence South with said road 41 poles to the corner of J. M. Brasher and T. C. Kennedy land to a stake in said road with pointers; runs thence West with said J.M. Brasher line 12 poles to the beginning. Containing by estimation 1-1/2 acres, more or less.

CONTROL MAP 083 PARCEL 026.00
Property Address: 1393 Peace Chapel Rd, Decaturville, TN. 38329

This being a portion of the property conveyed unto Jeff Harrison by Tax Deed from Danny Tanner, Circuit Court Clerk for Decatur County, Tennessee recorded March 03, 2011 in Book 264, Page 493 in the Register's Office for Decatur County, Tennessee. Cody Walker was appointed Conservator for Jeff Harrison, pursuant to

Greg Summar, Register
Lauderdale County Tennessee
Rec #: 183481 Instrument #: 205241
Rec'd: 25.00 Recorded
State: 0.00 2/7/2024 at 12:17 PM
Clerk: 0.00 in Record Book
Other: 2.00 801
Total: 27.00
Pages 298-302

Record Book 406 Page 512
Record Book 801 Page 298

Case No. 22-PR-31, administered in the Probate Court for Dyer County, Tennessee. See Consent Order recorded in Book _____, page _____, in the Register's Office for Decatur County, Tennessee

TRACT 4: Situate, lying and being in the Tenth (10th) Civil District of Lauderdale County, Tennessee, and Beginning at a point in the center line of the Ripley-Glimp Road the southwest corner of Bryant Beasley's original tract; thence with Beasley's south line and along the center line of the Ripley-Glimp Road as follows: South 69 degrees 55' East 119.30 feet to a point; thence South 64 degrees 17' East 155.30 feet to a cotton spindle in the center line of the Ripley-Glimp Road, said point being the beginning point and the southwest corner of a 2.00 acre lot, now being described; runs thence with a new inner line of the Beasley tract and subject lot's west line, north 4 degrees 30' west 308.95 feet to a stake, Beasley's new inner corner and subject lot's northwest corner; thence with Beasley's new inner south line, South 71 degrees 16' East 298.74 feet to a stake; Beasley's new inner corner and subject lot's northeast corner; thence with a new inner line of the Beasley tract and parallel to subject lot's west line, south 4 degrees 30' east 308.95 feet to a cotton spindle in the center line of the Ripley-Glimp Road, subject lot's southeast corner; thence with the center line of Ripley-Glimp Road as follows: North 79 degrees 06' west 61.95 feet to a Point; thence north 74 degrees 44' west 61.70 feet to a point; thence north 70 degrees 10' west 69.77 feet to a point; thence north 65 degrees 48' west 81.87 feet to a point; thence north 64 degrees 17' west 24.71 feet to the point of beginning.

CONTROL MAP 102 PARCEL 004.02

Property Address: Asbury Glimp Road, Ripley, TN. 38063

This being the same property conveyed unto Jeff Harrison by Clerk and Master Deed from Sandra Burnham, Clerk and Master for Lauderdale County, Tennessee recorded September 12, 2011 in Book 628, Page 747 in the Register's Office for Lauderdale County, Tennessee. Cody Walker was appointed Conservator for Jeff Harrison, pursuant to Case No. 22-PR-31, administered in the Probate Court for Dyer County, Tennessee. See Consent Order recorded in Book _____, page _____, in the Register's Office for Lauderdale County, Tennessee

TRACT 5: Situated in the 13th Civil District of the County of Henry and State of Tennessee, and more particularly described as follows, to-wit:

Parcel A: Beginning at a point in the corner of Lewellyn property in the north margin of the Mouth of Sandy Road, said point being the southwest corner of the Lewellyn property; thence west with the north margin of Paris-Mouth of Sandy Road 20 feet to a stake; thence north 210 feet to a stake in Winchester's northeast corner; thence east 20 feet to a stake in the northwest corner of the Lewellyn property; thence south 210 feet to the point of beginning, containing .125 acre, more or less.

Parcel B: Beginning at a point in the north margin of the Paris-Mouth of Sandy Road, said point being the southeast corner of the Lewellyn property, and which is also 276 feet west of the southwest corner of the J. T. Busse property; thence north 210 feet to a stake in the northeast corner of the Lewellyn property, which line is the east margin of the Lewellyn property; thence east 50 feet to a stake in Winchester; thence southwest 210 feet to the point of beginning, containing .125 acres, more or less.

Parcel C: Beginning at a stake in the north margin of the Paris-Mouth of Sandy Road, which point is the southeast corner of this lot herein conveyed and which point is 276 feet west of the southwest corner of J. T. Busse; thence north 210 feet to an iron stake, the northeast corner of this lot; thence west 210 feet to an iron stake; thence south 210 feet to the north margin of the Paris-Mouth of Sandy Road; thence with the north margin of said road east 210 feet to the point of beginning, containing one (1) acre, more or less.

CONTROL MAP 064 PARCEL 007.02
Property Address: 250 Hamilton Road, Springville, TN. 38256

This being the same property conveyed unto Jeff Harrison by Tax Deed from Carma Dennis McGee, Chancellor for the Henry County Chancery Court recorded June 26, 2017 in Book 469, Page 137 in the Register's Office for Henry County, Tennessee. Cody Walker was appointed Conservator for Jeff Harrison, pursuant to Case No. 22-PR-31, administered in the Probate Court for Dyer County, Tennessee. See Consent Order recorded in Book 635, page 924, in the Register's Office for Henry County, Tennessee ⁹²⁶

TO HAVE AND TO HOLD said above-described real estate, together with all improvements and appurtenances thereunto belonging unto the said GRANTEES, and unto their heirs and assigns, forever.

THE GRANTOR COVENANT with the Grantees herein that he is lawfully seized and possessed of the above-described real estate, has a good and lawful right to sell and convey the same, and that said real estate is unencumbered.

This property is being conveyed subject to the following:

1. Subject to the right of way for public road.
2. TRACT 5: Subject to Boundary Line Agreement of record in Book 263, page 222, in the Register's Office for Henry County, Tennessee.

THE GRANTOR FURTHER COVENANT and himself, his heirs, and representatives, that he will forever warrant and defend the title to the real estate unto the Grantees herein, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

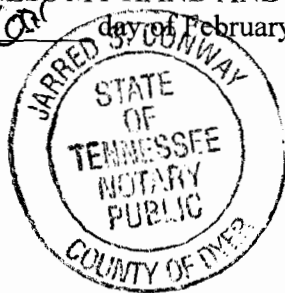
IN WITNESS WHEREOF, I have hereunto set my signature.

Cody Walker, As Conservator for Jeff Harrison

STATE OF TENNESSEE
COUNTY OF DYER

Personally appeared before me, the undersigned Notary Public for County and State aforesaid **CODY WALKER, AS CONSERVATOR FOR JEFF HARRISON** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing and attached instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL of office, in said state and county aforesaid, this the 09 day of February, 2024.



NOTARY PUBLIC
My Commission Expires: 2/10/2024

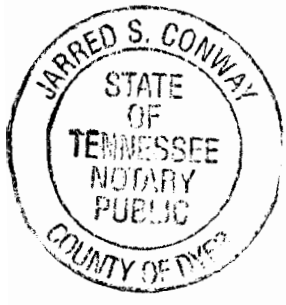
STATE OF TENNESSEE
COUNTY OF DYER

I, or we, 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 **\$53,700.00**, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

[Handwritten Signature]
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 09 DAY OF FEBRUARY, 2024.

[Handwritten Signature]
NOTARY PUBLIC
My Commission Expires: 7/10/2024



NEW OWNER AND PERSON RESPONSIBLE FOR TAXES:
GL LAND LLC
2446 ALBANY AVENUE #303
WEST HARTFORD, CT 06117

Pam Martin, Register
Henry County
Rec #: 147065 Instrument #: 174548
Rec'd: 20.00 Recorded
State: 0.00 2/9/2024 at 11:00 AM
Clerk: 0.00 in Record Book
Other: 2.00 635
Total: 22.00 PGS 927-930