

**8.84± Acres in Lewis County,  
TN near Hohenwald, TN**

# Table of Contents



Auction Sales Map .....	1
Deed .....	2
Title Commitment.....	6



# Auction Sales Map



CHERYL STAGGS, Register  
 Lewis County Tennessee

Rec #: 65774  
 Rec'd: 20.00 \* Instrument #: 65832  
 State: 112.85 Recorded  
 Clerk: 1.00 7/31/2024 at 1:30 PM  
 Other: 4.00 in Record Book  
 Total: 137.85 276  
**PGS 833-836**

This Instrument Prepared By:  
 Charles H. Byrd Sr.  
 Byrd & Byrd, Attorneys at Law, PLLC  
 518 Carriage House Drive  
 Jackson, TN 38305

Name and Address of New Owner:  
 GL Land LLC  
 2446 Albany Avenue  
 303  
 West Hartford, CT 06117

Send Tax Bills To:  
 GL Land LLC  
 2446 Albany Avenue  
 303  
 West Hartford, CT 06117

Map & Parcel No: 036-037.00

**Record Book**  
 276 Pg 833

**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, **Gena Hull, Cathy Amanda Tresp, and Trevor Womack**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **GL Land LLC, a Connecticut Limited Liability Company**, "the Grantee," the following described real estate in Lewis County, Tennessee:

**Beginning at an iron pin found, said iron pin being the northeast corner of Dwayne Harrill as recorded in Record Book 61, Page 705, ROLCT, and being in the south boundary of Stephen Park as recorded in Deed Book A-59, Page 284, ROLCT; thence leaving Harrill with Park South 89 degrees, 18 minutes, 02 seconds East 380.69 feet to an iron pin set, North 09 degrees, 36 minutes, 04 seconds East 269.41 feet to an iron pin set to an iron pin set in the west R.O.W. of Kimmons Street, said iron pin being the northeast corner of the tract being described; thence leaving Park with said west R.O.W., South 23 degrees, 50 minutes, 03 seconds East 38.27 feet, South 15 degrees, 27 minutes, 35 seconds East 31.72 feet, South 10 degrees, 14 minutes, 53 seconds East 40.64 feet, South 8 degrees, 25 minutes, 15 seconds East 91.67 feet, South 9 degrees, 13 minutes, 24 seconds East 76.10 feet, South 10 degrees, 03 minutes, 33 seconds East 57.82 feet, South 10 degrees, 46 minutes, 38 seconds East 57.60 feet, South 12 degrees 44 minutes 31 seconds East 96.74 feet, South 14 degrees, 48 minutes, 24 seconds East 57.55 feet, South 18 degrees, 05 minutes, 18 seconds East 55.49 feet, South 22 degrees, 14 minutes, 28 seconds East 57.48 feet, South 24 degrees, 35 minutes, 00 seconds East 38.58 feet, South 25 degrees, 49 minutes, 37 seconds East 227.67 feet, South 27 degrees, 33 minutes, 21 seconds East 36.07 feet, South 32 degrees, 23 minutes, 47 seconds East 46.94 feet, South 39 degrees, 43 minutes, 13 seconds East 47.03 feet, South 45 degrees, 21 minutes, 00 seconds East 73.35 feet, South 43 degrees, 02 minutes, 07 seconds East 30.38 feet, South 37 degrees, 14 minutes, 35 seconds East 35.13 feet, South 30 degrees, 03 minutes, 58 seconds East 34.69 feet, South 24 degrees, 48 minutes, 34 seconds East 85.05 feet to an iron pin found, said iron pin being in the remaining property of Andy Hinson as recorded in Deed Book A-13, Page 354, ROLCT, and being the southeast corner of the tract being described; thence leaving said west R.O.W. with a new Hinson division line North 54 degrees, 33 minutes, 21 seconds West 102.74 feet to an iron pin found, South 82 degrees, 32 minutes, 11 seconds West 371.33 feet to an iron pin found, said iron pin being in the east boundary of Dwayne Harrill, and being the southwest corner of the tract being described; thence with Harrill North 32 degrees, 40 minutes, 39 seconds West 342.93 feet to an iron pin set, North 12 degrees, 47 minutes, 29 seconds West 302.34 feet to an iron pin found, North 31**



Record Book  
276 Ps 834

degrees, 24 minutes, 32 seconds West 400.40 feet to the point of the beginning and containing 8.84 acres, as surveyed by Kenneth Carroll, R.L.S., TN License Number 1335, March 6, 2006.

Being the same property conveyed to Cathy D. Mandrell, an unmarried person, by Warranty Deed dated April 4, 2006, and recorded in Record Book 76, page 47 in the Register's Office of Lewis County, Tennessee. Cathy D. Mandrell, aka Caty D. Mandrell-Tresp, died intestate November 21, 2020, vesting title to her surviving heirs at law: her husband, Terry Wayne Tresp, and children, Gena Hull, Cathy Amanda Tresp and Trevor Womack. Terry Wayne Tresp died January 10, 2024.

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); (1) 2024 Real Property taxes are to be prorated and assumed by the Grantee, 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 23rd day of July, 2024.

*Gena Hull* (SEAL)  
Gena Hull  
*Cathy A. Tresp* (SEAL)  
Cathy Amanda Tresp

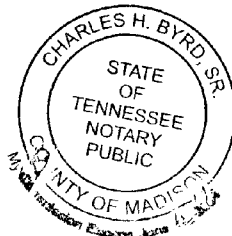
STATE OF TENNESSEE  
COUNTY OF MADISON

On this 23rd day of July, 2024, before me personally appeared Gena Hull, Cathy Amanda Tresp and ~~Trevor Womack~~, 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.

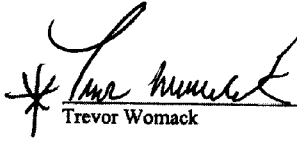
Witness my hand, at office, this 23rd day of July, 2024.

*Charles H. Byrd, Sr.*  
Notary Signature  
My commission expires:

6/21/28



Record Book  
276 Pg 835

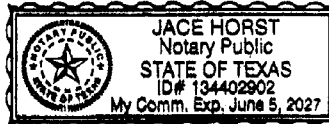
 (SEAL)  
Trevor Womack

STATE OF  
COUNTY OF

On this 25 day of July, 2024, before me personally appeared ~~Gena Hull, Cathy Amanda~~  
~~Tress~~ and Trevor Womack, 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 25 day of July, 2024.

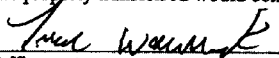
  
Notary Signature  
My commission expires:



Record Book  
276 Pg 836


**AFFIDAVIT OF VALUE**

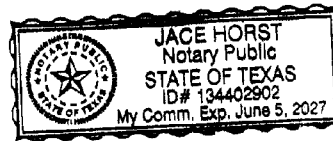
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$30,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

  
\_\_\_\_\_  
Affiant

STATE OF TENNESSEE  
COUNTY OF MADISON

Sworn to and subscribed before me this <sup>25<sup>th</sup></sup>~~23<sup>rd</sup>~~ day of July, 2024.

  
\_\_\_\_\_  
Notary Signature  
My commission expires:



# Title Commitment



American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)



**ALTA COMMITMENT FOR TITLE INSURANCE**  
issued by  
**OLD REPUBLIC 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 EXTRACONTRACTUAL 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, Old Republic National Title Insurance Company, a(n) 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.

## 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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic 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.*

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Page 1 of 8





- 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:
- the Notice;
  - the Commitment to Issue Policy;
  - the Commitment Conditions;
  - Schedule A;
  - Schedule B, Part I – Requirements;
  - Schedule B, Part II – Exceptions; and
  - 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**
- 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.
  - 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.
  - 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.
  - 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.
  - The Company is not liable for the content of the Transaction Identification Data, if any.
  - 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.
  - 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**
- Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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- 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.
  - 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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Page 3 of 8



American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

**OLD REPUBLIC NATIONAL TITLE INSURANCE  
COMPANY**  
1408 North Westshore Blvd, Suite 900, Tampa, FL  
33607



By: \_\_\_\_\_  
President



By: \_\_\_\_\_  
Secretary

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American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

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

Issuing Agent: Byrd & Byrd, Attorneys at Law, PLLC  
Issuing Office: 518 Carriage House Drive  
Jackson, TN 38305  
Issuing Office's ALTA® Registry ID: 1120074  
Loan ID Number:  
Commitment Number: 2024-688  
Issuing Office File Number: 2024-688  
Property Address: 726 Kimmins Street, Hohenwald, TN 38462  
Revision Number:

**SCHEDULE A**

1. Commitment Date: October 24, 2024 8:00 AM
2. Policy to be issued:
  - (a) 2021 ALTA Owner's Policy  
Proposed Insured: **GL Land LLC, a Connecticut Limited Liability Company**  
Proposed Amount of Insurance: **\$30,500.00**  
The estate or interest to be insured: **fee simple**

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

Being the same property conveyed to GL Land, LLC by Deed dated July 23, 2024 from Gena Hull, Cathy Amanda Tresp & Trevor Womack, recorded July 31, 2024, in Book 276, Page 833, in the Official Records of Lewis County, Tennessee.


5. The land is described as follows:  
The land is described as set forth in Exhibit A attached hereto and made a part hereof.


**BYRD & BYRD, ATTORNEYS AT LAW, PLLC**  
518 Carriage House Drive, Jackson, TN 38305  
Telephone: (731) 660-1577

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
1408 North Westshore Blvd, Suite 900, Tampa, FL 33607

Countersigned by:

\_\_\_\_\_  
Charles H. Byrd Sr., License #017715  
Byrd & Byrd, Attorneys at Law, PLLC, License #771282

  
By: \_\_\_\_\_  
President

  
By: \_\_\_\_\_  
Secretary

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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.

Seller(s)–Execution, Delivery and Recordation of Fee Simple General Warranty Deed conveying the property described herein, from Gena Hull, Cathy Amanda Tresp, Trevor Womack, and Terry Tresp, the owner as shown herein to GL Land LLC, the borrower as shown herein.

5. The Company must be provided with satisfactory evidence that all parties identified on Schedule A. of this Commitment are not sanctioned nonresident aliens, sanctioned foreign businesses, or a sanctioned foreign government, as defined in Tenn. Code Ann. § 66-2-301. This requirement is an ongoing obligation of all parties identified on Schedule A. and in the event that a party's status changes following the date of this Commitment or at any point prior to issuance of a policy of title insurance, the party must disclose the same in writing to the Company.
6. The Company will require a sworn Owner's Affidavit and Indemnity, acceptable to company, to be completed and duly executed.

Duly authorized and executed Deed from Gena Hull, Cathy Amanda Tresp, and Trevor Womack, to GL Land LLC, a Connecticut Limited Liability Company, to be executed and recorded at closing.

7. The 2024 County taxes are due and payable in the amount of \$92.00.

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Page 6 of 8



## 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. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
3. Rights or claims of parties in possession.
4. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
5. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.
6. Liens, encumbrances, or claims thereof, which are not shown by the public record.
7. General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 036 037.00.

If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

8. The 2022 County taxes were paid in the amount of \$92.00, on 12/8/2022. This property is not subject to City real property taxes.

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Page 7 of 8



**EXHIBIT "A"**

The Land referred to herein below is situated in the County of Lewis, State of Tennessee and is described as follows:

Beginning at an iron pin found, said iron pin being the northeast corner of Dwayne Harrill as recorded in Record Book 61, Page 705, ROLCT, and being in the south boundary of Stephen Park as recorded in Deed Book A-59, Page 284, ROLCT; thence leaving Harrill with Park South 89 degrees, 18 minutes, 02 seconds East 380.69 feet to an iron pin set, North 09 degrees, 36 minutes, 04 seconds East 269.41 feet to an iron pin set to an iron pin set in the west R.O.W. of Kimmons Street, said iron pin being the northeast corner of the tract being described; thence leaving Park with said west R.O.W., South 23 degrees, 50 minutes, 03 seconds East 38.27 feet, South 15 degrees, 27 minutes, 35 seconds East 31.72 feet, South 10 degrees, 14 minutes, 53 seconds East 40.64 feet, South 8 degrees, 25 minutes, 15 seconds East 91.67 feet, South 9 degrees, 13 minutes, 24 seconds East 76.10 feet, South 10 degrees, 03 minutes, 33 seconds East 57.82 feet, South 10 degrees, 46 minutes, 38 seconds East 57.60 feet, South 12 degrees 44 minutes 31 seconds East 96.74 feet, South 14 degrees, 48 minutes, 24 seconds East 57.55 feet, South 18 degrees, 05 minutes, 18 seconds East 55.49 feet, South 22 degrees, 14 minutes, 28 seconds East 57.48 feet, South 24 degrees, 35 minutes, 00 seconds East 38.58 feet, South 25 degrees, 49 minutes, 37 seconds East 227.67 feet, South 27 degrees, 33 minutes, 21 seconds East 36.07 feet, South 32 degrees, 23 minutes, 47 seconds East 46.94 feet, South 39 degrees, 43 minutes, 13 seconds East 47.03 feet, South 45 degrees, 21 minutes, 00 seconds East 73.35 feet, South 43 degrees, 02 minutes, 07 seconds East 30.38 feet, South 37 degrees, 14 minutes, 35 seconds East 35.13 feet, South 30 degrees, 03 minutes, 58 seconds East 34.69 feet, South 24 degrees, 48 minutes, 34 seconds East 85.05 feet to an iron pin found, said iron pin being in the remaining property of Andy Hinson as recorded in Deed Book A-13, Page 354, ROLCT, and being the southeast corner of the tract being described; thence leaving said west R.O.W. with a new Hinson division line North 54 degrees, 33 minutes, 21 seconds West 102.74 feet to an iron pin found, South 82 degrees, 32 minutes, 11 seconds West 371.33 feet to an iron pin found, said iron pin being in the east boundary of Dwayne Harrill, and being the southwest corner of the tract being described; thence with Harrill North 32 degrees, 40 minutes, 39 seconds West 342.93 feet to an iron pin set, North 12 degrees, 47 minutes, 29 seconds West 302.34 feet to an iron pin found, North 31 degrees, 24 minutes, 32 seconds West 400.40 feet to the point of the beginning and containing 8.84 acres, as surveyed by Kenneth Carroll, R.L.S., TN License Number 1335, March 6, 2006.

Being the same property conveyed to Cathy D. Mandrell, an unmarried person, by Warranty Deed dated April 4, 2006, and recorded in Record Book 76, page 47 in the Register's Office of Lewis County, Tennessee. Cathy D. Mandrell, aka Katy D. Mandrell-Tresp, died intestate November 21, 2020, vesting title to her surviving heirs at law: her husband, Terry Wayne Tresp, and children, Gena Hull, Cathy Amanda Tresp and Trevor Womack. Terry Wayne Tresp died January 10, 2024.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic 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.*

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Page 8 of 8





CHERYL STAGGS, Register  
Lewis County Tennessee

Rec #: 65774  
Rec'd: 29.00 \* Instrument #: 65832  
State: 112.85 Recorded  
Clerk: 1.00 7/31/2024 at 1:30 PM  
Other: 4.00 in Record Book  
Total: 137.85 276  
PGS 833-836

This Instrument Prepared By:  
Charles H. Byrd Sr.  
Byrd & Byrd, Attorneys at Law, PLLC  
518 Carriage House Drive  
Jackson, TN 38305

Name and Address of New Owner:  
GL Land LLC  
2446 Albany Avenue  
303  
West Hartford, CT 06117

Send Tax Bills To:  
GL Land LLC  
2446 Albany Avenue  
303  
West Hartford, CT 06117

Map & Parcel No: 036-037.00

Record Book  
276 Pg 833

**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, **Gena Hull, Cathy Amanda Tresp, and Trevor Womack**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **GL Land LLC, a Connecticut Limited Liability Company**, "the Grantee," the following described real estate in Lewis County, Tennessee:

Beginning at an iron pin found, said iron pin being the northeast corner of Dwayne Harrill as recorded in Record Book 61, Page 705, ROLCT, and being in the south boundary of Stephen Park as recorded in Deed Book A-59, Page 284, ROLCT; thence leaving Harrill with Park South 89 degrees, 18 minutes, 02 seconds East 380.69 feet to an iron pin set, North 09 degrees, 36 minutes, 04 seconds East 269.41 feet to an iron pin set to an iron pin set in the west R.O.W. of Kimmons Street, said iron pin being the northeast corner of the tract being described; thence leaving Park with said west R.O.W., South 23 degrees, 50 minutes, 03 seconds East 38.27 feet, South 15 degrees, 27 minutes, 35 seconds East 31.72 feet, South 10 degrees, 14 minutes, 53 seconds East 40.64 feet, South 8 degrees, 25 minutes, 15 seconds East 91.67 feet, South 9 degrees, 13 minutes, 24 seconds East 76.10 feet, South 10 degrees, 03 minutes, 33 seconds East 57.82 feet, South 10 degrees, 46 minutes, 38 seconds East 57.60 feet, South 12 degrees 44 minutes 31 seconds East 96.74 feet, South 14 degrees, 48 minutes, 24 seconds East 57.55 feet, South 18 degrees, 05 minutes, 18 seconds East 55.49 feet, South 22 degrees, 14 minutes, 28 seconds East 57.48 feet, South 24 degrees, 35 minutes, 00 seconds East 38.58 feet, South 25 degrees, 49 minutes, 37 seconds East 227.67 feet, South 27 degrees, 33 minutes, 21 seconds East 36.07 feet, South 32 degrees, 23 minutes, 47 seconds East 46.94 feet, South 39 degrees, 43 minutes, 13 seconds East 47.03 feet, South 45 degrees, 21 minutes, 00 seconds East 73.35 feet, South 43 degrees, 02 minutes, 07 seconds East 30.38 feet, South 37 degrees, 14 minutes, 35 seconds East 35.13 feet, South 30 degrees, 03 minutes, 58 seconds East 34.69 feet, South 24 degrees, 48 minutes, 34 seconds East 85.05 feet to an iron pin found, said iron pin being in the remaining property of Andy Hinson as recorded in Deed Book A-13, Page 354, ROLCT, and being the southeast corner of the tract being described; thence leaving said west R.O.W. with a new Hinson division line North 54 degrees, 33 minutes, 21 seconds West 102.74 feet to an iron pin found, South 82 degrees, 32 minutes, 11 seconds West 371.33 feet to an iron pin found, said iron pin being in the east boundary of Dwayne Harrill, and being the southwest corner of the tract being described; thence with Harrill North 32 degrees, 40 minutes, 39 seconds West 342.93 feet to an iron pin set, North 12 degrees, 47 minutes, 29 seconds West 302.34 feet to an iron pin found, North 31



Record Book  
276 Pg 834



degrees, 24 minutes, 32 seconds West 400.40 feet to the point of the beginning and containing 8.84 acres, as surveyed by Kenneth Carroll, R.L.S., TN License Number 1335, March 6, 2006.

Being the same property conveyed to Cathy D. Mandrell, an unmarried person, by Warranty Deed dated April 4, 2006, and recorded in Record Book 76, page 47 in the Register's Office of Lewis County, Tennessee. Cathy D. Mandrell, aka Caty D. Mandrell-Tresp, died intestate November 21, 2020, vesting title to her surviving heirs at law: her husband, Terry Wayne Tresp, and children, Gena Hull, Cathy Amanda Tresp and Trevor Womack. Terry Wayne Tresp died January 10, 2024.

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); (1) 2024 Real Property taxes are to be prorated and assumed by the Grantee, 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 23rd day of July, 2024.

 (SEAL)  
Gena Hull  
 (SEAL)  
Cathy Amanda Tresp

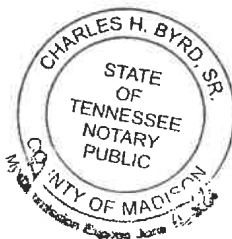
STATE OF TENNESSEE  
COUNTY OF MADISON

On this 23rd day of July, 2024, before me personally appeared Gena Hull, Cathy Amanda Tresp and ~~Trevor Womack~~ <sup>Cathy</sup>, to the 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.

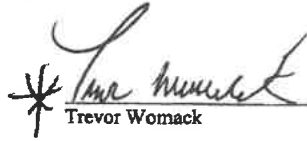
Witness my hand, at office, this 23rd day of July, 2024.

  
Notary Signature  
My commission expires

6/21/23



Record Book  
276 Pg 835

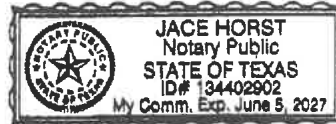
 (SEAL)  
Trevor Womack

STATE OF  
COUNTY OF

On this 25 day of July, 2024, before me personally appeared ~~Gena Hull, Cathy Amanda...~~  
~~Tress~~ and Trevor Womack, 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 25 day of July, 2024.

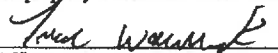
  
Notary Signature  
My commission expires:



Record Book  
276 Pg 836

**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 \$30,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

  
Affiant

STATE OF TENNESSEE  
COUNTY OF MADISON

Sworn to and subscribed before me this <sup>25<sup>th</sup></sup>~~23<sup>rd</sup>~~ day of July, 2024.

  
Notary Signature  
My commission expires:

