

This Instrument Prepared By:
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JEMc //js

QUIT CLAIM DEED

THIS INDENTURE, MADE this 15th day of SEPTEMBER, 2015, between Sandra K. Mashburn, Married, Individually, and Sandra K. Mashburn, as Sole Devisee under the Last Will and Testament of Audrey M. Edwards, Deceased, of Knox County, Tennessee, Seller(s), and

Edward A. Mashburn, Sr. and wife, Sandra K. Mashburn, of Knox County, Tennessee, Buyer(s).

WITNESSETH:

That the said Seller(s), for and in consideration of the sum of One (\$1.00) Dollar to Seller(s) in hand paid by the said Buyer(s), the receipt of which is hereby acknowledged, has quitclaimed, and does hereby quitclaim unto the said Buyer(s), **it being the intention of the grantor herein to create an estate by the entireties** in and to the hereinafter described property so that the grantees herein, **Edward A. Mashburn, Sr. and wife, Sandra K. Mashburn**, shall have and hold the hereinafter described property as tenants by the entireties pursuant to and as provided in Section 66-1-109 of Tennessee Code Annotated, the following described premises and lands, to-wit:

Situated in District Three of Loudon County, Tennessee, without the corporate limits of any municipality, and being more particularly described as follows:

TRACT ONE: (CLT 036/013.00)

Beginning at a stake at the road and the corner of the property of Arlis and Audrey Edwards and running 178 feet East to stake at lake; thence running 140 feet South, with lake, to stake; thence running West 131 feet to stake at road; thence running North 129 feet along road to starting stake.

TRACT TWO: (CLT 036/006.00)

Point of beginning is at an iron pin which is located at the northern right of way line of Antioch Church Road and North 71 degrees 32 minutes West a distance of 15.00 feet from the center line of Donaldson Light Road; thence from said point of beginning, North 71 degrees 32 minutes West a distance of 86.34 feet with the northern right way line of Antioch Church Road to an iron pin; thence North 17 degrees 49 minutes East a distance of 149.35 feet with the property of Tallent to an iron pin corner to Tallent and Tract 2 of the Mallie Maddox property; thence North 17 degrees 48 minutes West a distance of 781.79 feet with Tract 2 of the Mallie Maddox property to an iron pin; thence North 88 degrees 22 minutes West a distance of 100.00 feet with Tract 2 of the Mallie Maddox property to an iron pin corner to Cline; thence North 12 degrees 58 minutes East a distance of 529.26 feet with the property of Cline to an iron pin corner to Cline and Fort Loudoun Lake; thence North 71 degrees 51 minutes East a distance of 90.81 feet with the normal pool level of Fort Loudoun Lake to an iron pin; thence South 89 degrees 26 East a distance of 249.81 feet with the normal pool level of Fort Loudoun Lake to an iron pin; thence South 73 degrees 53 minutes East a distance of 299.38 feet with the normal pool level of Fort Loudoun Lake to an iron pin corner to Tract 4 of the Mallie Maddox property; thence South 14 degrees 10 minutes West a distance of 750.00 feet with Tract 4 of the Mallie Maddox property to an iron pin;

thence South 69 degrees 02 minutes East a distance of 410.03 feet with Tract 4 of the Mallie Maddox property to an iron pin located at the western line of Donaldson Light Road; thence with the western line of Donaldson Light Road the following calls and distances: South 32 degrees 41 minutes West 209.27 feet to an iron pin; South 33 degrees 57 minutes West 127.82 feet to an iron pin; South 40 degrees 17 minutes West 106.02 feet to an iron pin; South 56 degrees 34 minutes West 43.79 feet to an iron pin; South 76 degrees 04 minutes West 59.21 feet to an iron pin; North 82 degrees 52 minutes West 96.45 feet to an iron pin; South 77 degrees 23 minutes West 65.09 feet to an iron pin; South 25 degrees 37 minutes West 119.81 feet to the POINT OF BEGINNING and containing 17.713 acres more or less according to the survey of Harry E. Fraser, Surveyor No. 1156.

Across this property running from East to West is a 161,000 volt transmission line right of way having a width of 75.00 feet left and right from the center line; said transmission line belongs to Tennessee Valley Authority.

Being the same property conveyed to Audrey Maddox Edwards, Unmarried, and Sandra Mashburn, Married, as Tenants in Common with the remainder to the survivor in fee, by deed from Audrey Maddox Edwards a/k/a Audrey Edwards, Widowed and Unmarried, dated April 19, 2012, recorded on April 24, 2012, in Deed Book 353, Page 773, in the Register's Office for Loudon County, Tennessee.

TRACT THREE: (CLT 036/013.01)

Beginning on an iron pipe in the road right of way known as Donaldson Light Lane; thence with the lane, in a southerly direction 110 feet to a corner to Maddox; thence with Maddox in an easterly direction to Fort Loudon Lake; thence with the lake, downstream 110 feet to a corner with Maddox; thence with Maddox, to the point of BEGINNING, containing 0.50 acres, more or less.

Being the same property conveyed to Arlis Edwards and wife, Audrey Edwards, by deed from Tilmon Maddox and wife, Mallie Maddox, dated January 15, 1964, recorded on February 13, 1964, in Deed Book 76, Page 58, in the Register's Office for Loudon County, Tennessee.

By execution of this instrument, Grantor makes oath that Arlis Edwards is now deceased having died on or about February 13, 1993; Arlis Edwards and Audrey Edwards were lawfully married when they acquired said property and remained married without intervening divorce or separation until the death of Arlis Edwards, leaving Audrey Edwards a/k/a Audrey Maddox Edwards, as the surviving tenant by the entirety.

Further, Grantor makes oath that Audrey Edwards a/k/a Audrey Maddox Edwards is now deceased, having died unmarried and testate on July 6, 2013, leaving Sandra K. Mashburn as her sole devisee under the Last Will and Testament of Audrey M. Edwards, her estate being of record in Probate Docket No. 4889, in the Probate Court for Loudon County, Tennessee.

THE ABOVE DESCRIPTIONS ARE THE SAME AS THE PRIOR DEEDS OF RECORD, NO BOUNDARY SURVEYS HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

THIS DEED WAS PREPARED WITHOUT REQUEST OR BENEFIT OF TITLE OPINION, AND PREPARER BEARS NO RESPONSIBILITY FOR THE ACCURACY OF DESCRIPTION OR THE STATUS OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED. FURTHER THE PREPARER WAS REQUESTED TO PREPARE A DEED ONLY AND BEARS NO RESPONSIBILITY FOR THE CLOSING OR REPORTING OF THE TRANSFER, TAXES, GIFT TAXES, OR OTHER MATTER RELATING THERETO.

This property is subject to all applicable easements, permissive use agreements and restrictions of record in the Loudon County Register's Office. Also conveyed are all rights in easements and permissive use agreements of record.

PROPERTY IS DESIGNATED AS MAP-PARCELS: 036-13, 6 and 13.01

Also conveyed herewith are all rights in and to all applicable easements, permissive use agreements, licenses, contract rights, hereditaments and appurtenances thereto appertaining therein. To have and to hold the said premises to the said Buyer(s), their heirs and assigns forever.

IN WITNESS WHEREOF, the said Seller(s) has hereunto set their hand and seal the day and year first above written.

Sandra K. Mashburn
Sandra K. Mashburn

STATE OF TENNESSEE

COUNTY OF ANDERSON

Personally appeared before me, the undersigned authority, a Notary Public, **Sandra K. Mashburn**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of SEPTEMBER, 2015.



John E. McDonald
Notary Public

we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandra K. Mashburn
Affiant

Subscribed and sworn to before me this the 15th day of SEPTEMBER, 2015.



John E. McDonald
Notary Public

Owner and Responsible Taxpayer:

Name: Edward A. Mashburn, Sr. and wife, Sandra K. Mashburn

Address: 3658 BUCK DRIVE, LOUISVILLE, TN 37777

Mortgage: _____

Address: _____

BK/PG: D379/632-634

15007662



3 PGS:AL-QUIT CLAIM DEED	
TAMMY BATCH: 116455	
09/18/2015 - 12:14:50 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, LOUDON COUNTY
TRACIE LITTLETON
REGISTER OF DEEDS