

QUITCLAIM DEED	STATE OF <u>TN</u> , COUNTY OF <u>Hamblen</u>	
	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS \$10.00.	
This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.	<u>[Signature]</u> <u>Alaska</u> <u>DL#7810514</u> Affiant	
	Subscribed and sworn to me on <u>February 28</u> ²⁰²⁵ 2024	
	<u>Janet L. Wilmoth</u> NOTARY PUBLIC	
	My Commission Expires: <u>5/1/28</u>	
THIS INSTRUMENT WAS PREPARED BY: John Cobb Rochford Rochford Law & Real Estate Title, PLLC 2200 Abbott Martin Road Nashville, TN 37215		
NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
BUY RIGHT INVESTMENTS LLC 8075 Snake Hollow Rd. Sneedville, TN 37869	BUY RIGHT INVESTMENTS LLC 7016 W. Birdsell Circle Wasilla, AK 99623	042-027.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Richard Piacino and Stephanie Piacino, husband and wife, and Christopher Piacino, joint tenants with the right of survivorship, hereinafter called "GRANTORS," for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto BUY RIGHT INVESTMENTS LLC, an Arizona limited liability company, hereinafter called "GRANTEE," its successors and assigns, their entire right, title and interest in and to a certain tract of land in Hancock County, Tennessee, described as follows:

Situated in the Eighth Civil District of Hancock County, Tennessee, without the Corporate Limits of any Municipality and being more particularly described as follows:

Beginning at a point, being the Southwestern most corner of the subject property and located at the Top of Newman's Ridge, and a common corner with property now or formerly owned by Douglas Greene (Book 59-337); thence with the common line of property of Douglas Greene, North 22 degrees 16 minutes 00 seconds West 2,288.15 feet to a point, being a common corner to property now or formerly belonging to Wayne Seal (Deed Book 63-189) and in the center of Big Sycamore Creek; thence with the property of Wayne Seal, in part, property of Ron Metcalf (Deed Book 94-103), in part, and the center of the Big Sycamore Creek, North 73 degrees 04 minutes 14 seconds East, 479.74 feet to a point; thence continuing with the meanders of the Big Sycamore Creek, and with property of Ron Metcalf, the following Five calls and distances: South 79 degrees 41 minutes 51 seconds East 109.48 feet to a point; thence North 67 degrees 13 minutes 51 seconds East 95.56 feet to a point; thence North 13 degrees 12 minutes 57 seconds East 189.34 feet to a point; thence North 01 degrees 43 minutes 04 seconds East 120.26 feet to a point; thence

North 37 degrees 34 minutes 17 seconds East 51.70 feet to a point in a right of way; thence continuing with the meanders of Big Sycamore Creek and the common dividing line of property of Sam Helton (Deed Book 53-34), the following Fourteen calls and distances: North 74 degrees 21 minutes 45 seconds East 76.21 feet to a point; North 53 degrees 48 minutes 56 seconds East 52.30 feet to a point; North 74 degrees 22 minutes 27 seconds East 71.75 feet to a point; North 82 degrees 33 minutes 18 seconds East 59.28 feet to a point; North 87 degrees 25 minutes 47 seconds East 116.52 feet to a point; North 71 degrees 57 minutes 05 seconds East 91.01 feet to a point; North 63 degrees 15 minutes 03 seconds East 44.17 feet to a point; North 38 degrees 42 minutes 39 seconds East 49.62 feet to a point; North 28 degrees 42 minutes 19 seconds East 79.03 feet to a point; North 09 degrees 34 minutes 06 seconds West 23.97 feet to a point; North 42 degrees 15 minutes 15 seconds West 46.37 feet to a point; North 12 degrees 24 minutes 09 seconds East 28.44 feet to a point; thence North 31 degrees 33 minutes 57 seconds East 35.05 feet to a point; and North 71 degrees 36 minutes 09 seconds East 67.16 feet to a point; thence continuing with the meanders of the Big Sycamore Creek, and the common dividing line of property of Yalta Maloney (Deed Book 26, Page 360), the following Nine calls and distances: South 80 degrees 59 minutes 30 seconds East 58.16 feet to a point; South 72 degrees 39 minutes 02 seconds East 43.94 feet to a point; South 46 degrees 14 minutes 47 seconds East 40.36 feet to a point; South 42 degrees 33 minutes 15 seconds East 74.78 feet to a point; South 31 degrees 56 minutes 54 seconds East 49.96 feet to a point; South 20 degrees 37 minutes 12 seconds East 30.54 feet to a point; South 78 degrees 18 minutes 54 seconds East 151.57 feet to a point; North 75 degrees 44 minutes 40 seconds East 37.24 feet to a point; and North 54 degrees 24 minutes 24 seconds East 88.38 feet to a point, being the Northeastern most corner of the subject property, and a corner to Yalta Maloney and Edward Martin (Deed Book 78-82); thence turning and running with the common line of property of Edward Martin, Two calls and distances: South 26 degrees 26 minutes 00 seconds East, 15.00 feet to an iron rod; thence South 26 degrees 26 minutes 00 seconds East, 2,163.18 feet to a point in the Top of Newman's Ridge; thence with the top of Newman's Ridge, the following Ten calls and distances: South 59 degrees 40 minutes 41 seconds West 145.20 feet to a point; South 71 degrees 01 minutes 10 seconds West 171.52 feet to a point; South 63 degrees 20 minutes 15 seconds West 271.67 feet to a point; South 66 degrees 50 minutes 42 seconds West 178.66 feet to a point; South 56 degrees 50 minutes 41 seconds West 245.57 feet to a point; South 72 degrees 39 minutes 29 seconds West 291.14 feet to a point; South 62 degrees 32 minutes 56 seconds West 268.93 feet to a point; South 56 degrees 41 minutes 42 seconds West 255.88 feet to a point; South 54 degrees 33 minutes 15 seconds West 149.64 feet to a point; and South 87 degrees 46 minutes 24 seconds West 164.00 feet to a point, this being the Point of Beginning, according to the survey of Gary Weems, RLS No. 1845, dated May 8, 2002.

Being the same property conveyed to Richard Piancino and Stephanie Piancino, husband and wife, and Christopher Piancino, joint tenants with the right of survivorship by Warranty Deed from Jonathon R. Dandridge and Nongnoi Deetien, husband and wife, dated September 29th, 2023 and recorded on October 5th, 2023, of record in Volume 105, page 414, Register's Office for Hancock County, Tennessee.

Subject to Ingress and Egress to Snake Hollow Road as set out in that certain deed of record in Volume 89, Page 199, Register's Office for Hancock County, Tennessee.

Subject to the rights of others in and to the stream or waterway as reflected on tax assessor's map, or otherwise located thereon, and any portion of captioned lands lying beneath the mean or ordinary high water line of the stream or waterway is neither insured nor guaranteed.

ALSO SUBJECT to any and all applicable restrictions, easements, building setback lines and other conditions as are shown in the records of the said Register's Office.

NO NEW BOUNDARY LINE SURVEY WAS PERFORMED AT THE TIME OF THIS CONVEYANCE. THE PROPERTY DESCRIPTION OF THE SUBJECT PROPERTY WAS TAKEN FROM THE REFERENCED PRIOR DEED, AND PREPARER MAKES NO REPRESENTATION WHATSOEVER AS TO THE ADEQUACY OR ACCURACY OF THE DESCRIPTION OTHER THAN THAT IT WAS ACCURATELY TRANSCRIBED FROM THE SAID PRIOR DEED.

This is improved property, known as 8075 Snake Hollow Road, Sneedville, TN 37869.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on February 28, ²⁰²⁵~~2024~~ SP

Richard Piacino Alaska DL # 7821355

Stephanie Piacino Alaska DL # 7810514

Christopher Piacino Alaska DL # 7903063

STATE OF TN

COUNTY OF Hamblen

On February 28, ²⁰²⁵~~2024~~, before me personally appeared Richard Piacino, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Feb 28, ²⁰²⁵~~2024~~

Janet L. Wilmoth
NOTARY PUBLIC



My Commission Expires:

5/1/28

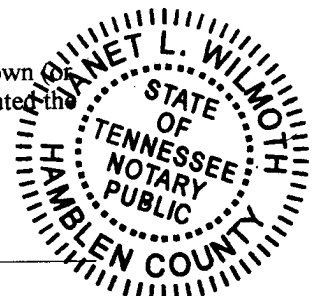
STATE OF TN

COUNTY OF Hamblen

On February 28, ²⁰²⁵~~2024~~, before me personally appeared Stephanie Piacino, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Feb 28, ²⁰²⁵~~2024~~

Janet L. Wilmoth
NOTARY PUBLIC



My Commission Expires:

5/1/28

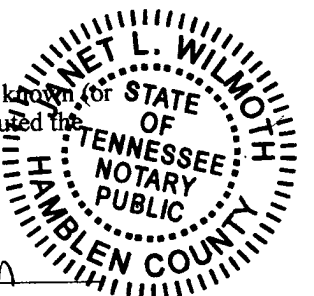
STATE OF TN

COUNTY OF Hamblen

On February 28, ²⁰²⁵~~2024~~, before me personally appeared Christopher Piacino, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Feb 28, ²⁰²⁵~~2024~~

Janet L. Wilmoth
NOTARY PUBLIC



My Commission Expires:

5/1/28

Janie C. Lamb, Register
Hancock County Tennessee
Rec #: 21976
Rec'd: 10.00 Instrument #: 27247
State: 0.00
Clerk: 0.00
Other: 2.00 Recorded
Total: 12.00 3/5/2025 at 1:29 PM
in
Volume Book 112 Pgs 649-651