

This Instrument Prepared By:
Reid Troutman
Attorney at Law
P.O. Box 757
LaFollette, TN 37766

Recording Information

BK/PG: W565/155-159
24001677



5 PGS:AL-QUIT CLAIM DEED
ANGIE BATCH: 131485 04/12/2024 - 02:57 PM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 25.00
ARCHIVE FEE 0.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 27.00

STATE OF TENNESSEE, CAMPBELL COUNTY
BRITTANY FOUST
REGISTER OF DEEDS

QUIT CLAIM DEED

THIS INDENTURE made this 25th day of **July, 2023**, between, **DEERFIELD CONDO OWNER'S ASSOCIATION, INC. A TENNESSEE NOT FOR PROFIT CORPORATION, FIELDS DEVELOPMENT COMPANY, INC., A TENNESSEE CORPORATION, AND RAE ALAN PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP**, of Campbell County, Tennessee, First Party, and **THE GREENS AT DEERFIELD, INC., A TENNESSEE CORPORATION**, of Campbell County, Tennessee, Second Party:

WITNESSETH: That the said parties of the first part for and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, do hereby QUIT CLAIM all of their right, title and interest unto the said parties of the second part in the following described premises, to wit:

Situate in District Number Two (2) of Campbell County, Tennessee, and within the Deerfield Community, and being more particularly described as follows:

Being a 0.09 acre parcel and a 0.18 acre parcel as shown on survey of the Deerfield Way Condominiums as shown on plat of record in Plat Cabinet C, Slide 331 in the Register's Office for Campbell County, Tennessee, to which said plat referenced for a more particular metes and bounds description.

This being a portion of the property conveyed to Fields Development Co. Inc. by deed of record in Warranty Deed Book 270, Page 235 and submitted to the original Master Deed and Condo Regime dated May 28th, 1987 recorded in Warranty Deed Book 275, Page 139 (together with all amendments thereto) of record in the Register's Office for Campbell County, Tennessee.

Parcel ID No. 100E-B-021.00 (Part of)

THIS CONVEYANCE IS SUBJECT to all restrictions, easements, set-back lines, and other conditions shown of record in the Office of the Register of Deeds for Campbell County, Tennessee.

And all the estate, title and interest of the parties of the First part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set hands and seals the day and year first above written.

**DEERFIELD CONDO OWNER'S ASSOCIATION, INC.
A TENNESSEE NOT FOR PROFIT CORPORATION**

BY: [Signature]
ITS: Secretary

**FIELDS DEVELOPMENT COMPANY, INC.
A TENNESSEE CORPORATION**

BY: [Signature]
ITS: President

**RAE ALAN PROPERTIES, L.P.
A TENNESSEE LIMITED PARTNERSHIP**

BY: [Signature]
ITS: GENERAL PARTNER

MARK A. LEJEUNE, PRESIDENT

STATE OF TENNESSEE)
) ss.
COUNTY OF CAMPBELL)

Before me, Larry Jutte, of the state and county aforesaid, personally appeared, Larry Jutte, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Secretary of **DEERFIELD CONDO OWNER'S ASSOCIATION, INC.**, a Tennessee Not for Profit Corporation, the within named bargainer and that he/she as such Secretary of the said **DEERFIELD CONDO OWNER'S ASSOCIATION, INC.**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation as Secretary.

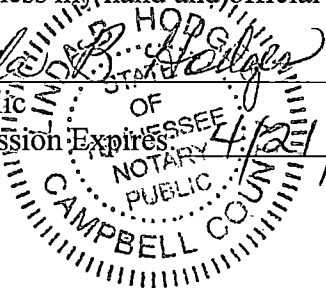
Witness my hand and official seal, at office, this 25th day of July, 2023.

Linda B. Bridges
Notary Public
My Commission Expires 4/27/2027
STATE OF TENNESSEE
COUNTY OF CAMPBELL

STATE OF TENNESSEE)
) ss.
COUNTY OF CAMPBELL)

Before me, Scott Fields, of the state and county
aforesaid, personally appeared, SCOTT FIELDS, with whom I am personally acquainted, and who,
upon oath, acknowledged himself/herself to be the President of **FIELDS DEVELOPMENT
COMPANY, INC.**, a Tennessee Corporation, the within named bargainer and that he/she as such
President of the said **FIELDS DEVELOPMENT COMPANY, INC.**, being authorized so to do,
executed the foregoing instrument for the purposes therein contained by signing the name of the
said Corporation as President of the General Partner of the limited partnership.

Witness my hand and official seal, at office, this 25th day of July, 2023.

Linda B. Hodges
Notary Public
My Commission Expires: 4/21/2027


STATE OF TENNESSEE)

) SS.

COUNTY OF CAMPBELL)

Before me, Marc A LeJeune, of the state and

Witness, my hand and official seal, at office, this 25th day of

July 2023. HODGES
 Linda B. Hodges
 Notary Public
 My Commission Expires 7/21/2027

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ 0.

Paula Jefferson
Affiant

Sworn to and subscribed before me this
25th day of May, 2023

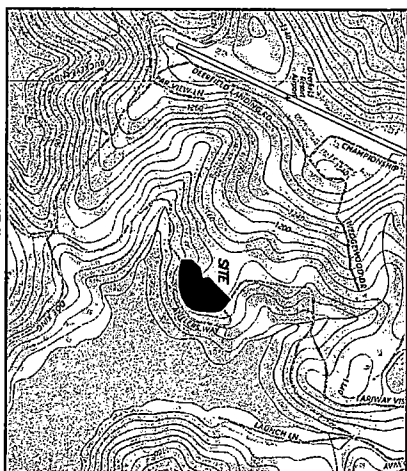
Linda B. Heltges
Notary Public, NOTARY
My Commission Expires: 4/24/2027

Responsible Taxpayer:

The Greens at Deerfield
161 the Clubhouse Dr
La Follette TN 37766

This instrument was prepared according to the instructions the parties hereto. The above legal description was taken from the prior deed of record. The preparer of this instrument makes no representations as to the accuracy or status of title of the property conveyed herein

LOCATION MAP



I HEREBY CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN
FILED TO COMPLY WITH THE REGIONAL SUBDIVISION REGULATIONS WITH THE
EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MARGINS OF THE
REGIONAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED BY THAT
BODY FOR RECORDING IN THE OFFICE OF THE CLERK OF THE COUNTY OF DEERFIELD.
7-31 2023 *David W. Burt*
SECRETARY OR CHAIRMAN OR APPROVED
PLANNING COMMISSION

CERTIFICATE OF OWNERSHIP AND DESIGNATION
I, (THE) HEREBY CERTIFY THAT I AM (ONE OF) THE OWNER(S)
OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I
(AM) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY
(AND) FREE CONSENT, ESTABLISH THE LEGAL BUILDING
LINES, CORNERS, DISTANCES, BEARING, AND OTHER DATA
HEREON, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE
AS NOTED.
OWNER: *THE GREENS AT DEERFIELD* DATE: 5-30-23
OWNER: *THE GREENS AT DEERFIELD* DATE: 5-30-23
PLAT REFERENCE: *W 30 23*

CERTIFICATE OF ACCURACY

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE
AND CORRECT SURVEY TO THE DEGREE OF ACCURACY REQUIRED BY THE
RECORDING ACTS OF THE STATE OF TENNESSEE, AND THAT THE
AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COMMISSION.
David W. Burt 3/28/23
SURVEYOR DATE

THIS IS TO CERTIFY THAT I HAVE CONDUCTED THE GENERAL INSURANCE
AND BOUNDARY SURVEY OF THE PROPERTY SHOWN AND DESCRIBED
HEREON, AND THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE
AND CORRECT SURVEY TO THE DEGREE OF ACCURACY REQUIRED BY THE
RECORDING ACTS OF THE STATE OF TENNESSEE, AND THAT THE
AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COMMISSION.
David W. Burt 3/28/23
LICENSED SURVEYOR DATE

CERTIFICATION OF PRIVATE STREETS

THE ROADS WITHIN THIS SUBDIVISION ARE DESIGNATED AS PRIVATE STREETS
UNDER PRIVATE OWNERSHIP. IT IS ACKNOWLEDGED THAT SAID ROADS WITHIN
THIS SUBDIVISION ARE NOT TO BE OPENED TO THE PUBLIC OR TO THE
COUNTY ROAD SYSTEM AT THE PROPERTY OWNER(S) EXPENSE. NO TO BE
FORMALLY OFFERED FOR DEDICATION BY THE OWNER(S) AND HAVE BEEN
APPROVED & ACCEPTED BY THE REGIONAL PLANNING COMMISSION.

David W. Burt 3/28/23
OWNER(S) DATE

Book CAB C Page 331

NOTES:

THIS PARCEL IS REFERENCED TO THE PROPERTY DESCRIBED IN
WARRANTY DEED BOOK 551, PAGE 622 IN THE CAMPBELL COUNTY
RECORDS OF DEEDS OFFICE IN JACKSONVILLE.

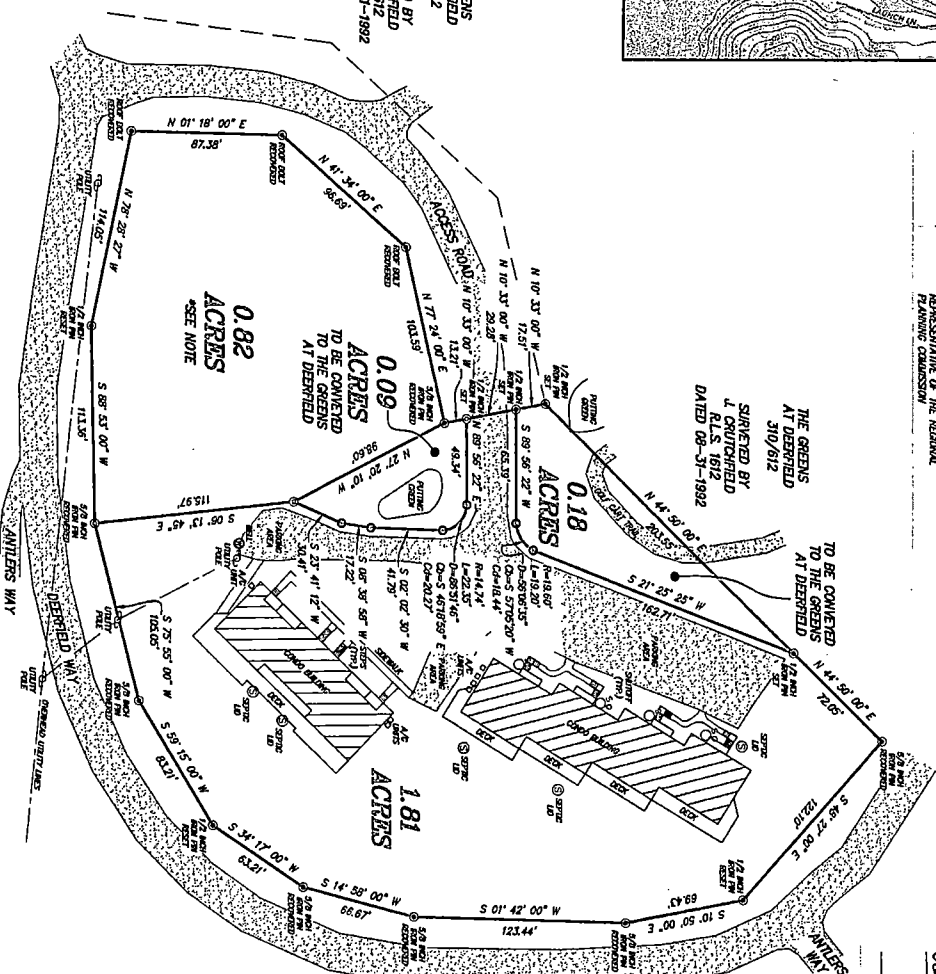
THE PARCEL IS LOCATED ON THE WATERS OF THE CREEK
DEPARTMENT OF WATERS WITH THE DEERFIELD RESORT
DEVELOPMENT. THE PARCEL IS NOT TO BE OPENED TO THE
PUBLIC OR TO THE COUNTY ROAD SYSTEM AT THE PROPERTY
OWNER(S) EXPENSE. NO TO BE FORMALLY OFFERED FOR
DEDICATION BY THE OWNER(S) AND HAVE BEEN
APPROVED & ACCEPTED BY THE REGIONAL PLANNING
COMMISSION.

THE ROADS WITHIN THE DEERFIELD RESORT DEVELOPMENT ARE
PRIVATE AND NOT SUBJECT TO PUBLIC DEDICATION AND
ROAD ACCESS IS GOVERNED BY PRIVATE OWNER AGREEMENTS WITH
THE DEERFIELD RESORT DEVELOPMENT.

THE 0.09 ACRE & 0.18 ACRE PARCELS SHOWN HEREON HAVE BEEN
APPROVED AS NON-RESIDENTIAL PARCELS TO BE CONVERTED TO THE
GREENS AT DEERFIELD. THE 0.09 ACRE PARCEL HAS BEEN
EVALUATED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION &
CONSERVATION FOR THE SUB-SURFACE RESIDENTIAL SEPTIC TREATMENT
AND THE PARCEL MAY BE SUBJECT TO SEPTIC RESERVE AREAS FOR THE
ADDITIONAL FUTURE DEVELOPMENT.

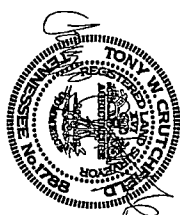
APPROVAL FOR RECORDING ALONG WITH PROPERTY OWNERS SHOWING
THEIR CONSENT TO THE SUBDIVISION. THE PLAT OF THE STATE OF
TENNESSEE COMMISSION OF PROPERTY ASSESSMENT.

THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO THE PLAT
DATED FEBRUARY, 1967.
THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED MEASUREMENTS
AND OTHER INFORMATION AND SURVEY HAS NO ENCUMBRANCES
OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS
SUBJECT TO THE FINDINGS OF A TITLE REPORT.



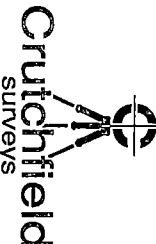
SCALE: 1" = 50'

I HEREBY CERTIFY THAT THIS IS A CORRECT
SURVEY AND THAT THE LAND OF PRESSION
OF THE SUBDIVISION IS AS SHOWN HEREON.
1: 10,000 AS SHOWN HEREON
David W. Burt
TONY W. CRUTCHFIELD, RLS. 1788



07/21/2023 - 02:30 PM
23003689
INSTRUMENT PLAT
BATCH: 12818
PLAT BOOK: CAB C
PAGE: 331
RECEIVED
DATE: 07/21/2023
TOTAL: 17,120
STATE OF TENNESSEE, CAMPBELL COUNTY
BRITANNY FOLIST

CRUTCHFIELD SURVEYS
JEFFREY W. CRUTCHFIELD, RLS. 1612
P.O. BOX 282
100 LIBERTY STREET
JACKSONVILLE, TENNESSEE 37767
(423) 586-1463 office
(423) 586-0302 fax
(423) 586-8265 home



SURVEY OF THE DEERFIELD WAY CONDOMINIUMS FOR
FIELDS DEVELOPMENT COMPANY, d.b.a.
DEERFIELD CONDO OWNERS ASSN.
THE GREENS AT DEERFIELD CAMPBELL COUNTY

WARRANTY DEED BOOK:	651	DRAWN BY:	GG
PAGES:	622	APPROVED BY:	T. CRUTCHFIELD
TAX MAP:	100E-B	DATE:	3-28-2023
PARCEL:	02100	REVISION:	
DISTRICT:	2	SCALE:	1" = 50'
		FILE NAME:	DEERFIELDCONDO22