Property Information Package

Lot 0001

7712 Hwy 13 South

McLemore Auction Company, LLC

Version 1 • November 23, 2026

Documents in this package: 6

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Property Facts + Source Notes

Property facts

• Property Address: 7712 Hwy 13 South, Linden, TN 37096 (Third Civil District, Perry County; approx. 0.7 mi west of the Buffalo River and 7 mi south of downtown Linden) — Source: Perry County Assessor (TPAD); CRS Data Property Report
• Tax Parcel ID & Subdivision: Perry County Control Map 117, Parcel 009.15 (03-108- -117- - -009.15- -000); Cedar Creek Tract — Source: Perry County Assessor (TPAD); CRS Data Property Report
• Total Deeded Acreage: 151.06 +/- acres offered as one tract from two deeded parcels: Parcel 1 (150.95 +/- ac, Limited Warranty Deed Book D37, Page 680; Michael R. Maness, R.L.S. #2127 survey dated 07/21/2021, Drawing No. 259.21) plus Parcel 2 (0.11 +/- ac adjoining strip, Special Warranty Deed Book D38, Page 136; Maness survey dated 02/22/2022, recorded Book D38, Page 139) — Source: Recorded Vesting Deeds; Exhibit A Legal Descriptions; Deed Closure Plot (150.9549 + 0.1098 ac)
• Boundary / GIS Map Note: Perry County's public GIS parcel polygon (068 117 009.15) is drawn at approximately 140.58 acres (omitting roughly 11 acres around the perimeter, including a ~2-acre southeastern leg along Hwy 13). The property is conveyed by the recorded Maness survey legal descriptions (151.06 +/- acres, matching the Perry County Assessor roll). Aerial Boundary Map and Plat Map in this package reflect the recorded Exhibit A legal descriptions (not a new survey). — Source: Exhibit A Legal Descriptions; Perry County Assessor Roll; TN GIS Parcel Layer Comparison
• Road Frontage & Access: Approximately 2,220 feet (0.42 miles) of paved State Highway 13 South frontage (west right-of-way); rolling hardwood timber with interior ridgetop trails and cleared hilltop openings — Source: Exhibit A Legal Descriptions (15 Hwy 13 calls); CRS Data Property Report
• Improvements: 2,880 sq ft metal farm shop plus 2,400 sq ft attached covered shed (5,280 sq ft total under roof), built 2023, average condition. All equipment, vehicles, tools, and personal property at the shop are excluded from this real estate sale. — Source: Perry County Assessor (TPAD); CRS Data Property Report; Auction Terms
• Utilities & Broadband: Public electric and public water reported along Hwy 13 South; individual sewer. Broadband providers reported by Fiberhomes/CRS: Meriwether Lewis Connect (Fiber, up to 1,000 Mbps advertised), Starlink, HughesNet. Buyers should verify service availability and connection costs directly with providers. — Source: Perry County Assessor (TPAD); CRS Data Property Report
• Flood Zone: FEMA Zone X (area of minimal flood hazard, outside the 500-year floodplain), FIRM Panel 47135C0275D, effective 09/29/2010 — Source: CRS Data Property Report
• Greenbelt Classification & Property Taxes: Class 12 Forest, enrolled in Tennessee Greenbelt (Greenbelt Application recorded Book GBA3, Page 778). 2026 Perry County Market Appraisal: $428,500 ($362,500 land / $66,000 improvements); Use Appraisal: $140,500; Assessment (25%): $35,125. County taxes only (no city tax): 2025 base tax $611.00 ($675.16 delinquent incl. interest as of 10/2026; cleared at closing per title commitment), 2026 base tax $472.00 due 02/28/2027. Purchaser is responsible for any Greenbelt rollback taxes under TCA 67-5-1001 et seq. — Source: Perry County Assessor (TPAD 2026); Perry County Trustee Tax Records; Tract Title Commitment (7396-2026-TN)
• Title & Recorded Exceptions Summary: Title search completed by Tract Title, LLC / First American Title Insurance Company (File No. 7396-2026-TN, commitment date 10/02/2026; updated auction-ready commitment requested). Key Schedule B-II exceptions include: Greenbelt application (Book GBA3, Page 778) and potential rollback taxes; standard mineral rights/reservations exception (prior timberland deeds convey no warranty as to oil, gas, or minerals); Hwy 13 right-of-way; standard survey/unrecorded-lease exceptions; and no policy coverage as to exact acreage without a new survey. Existing mortgage/tax liens shown on Schedule B-I are cleared at closing. — Source: Tract Title Commitment (7396-2026-TN); Recorded Deed Book D37/680
• Bankruptcy Sale, Inspections & Closing Terms: Offered by Gulam R. Zade, Chapter 7 Trustee, U.S. Bankruptcy Court, Middle District of Tennessee, Case No. 3:26-bk-03657, subject to Trustee and Bankruptcy Court approval. Conveyance by Trustee's Deed, as-is. 10% buyer's premium; 15% earnest money deposit due by 4:00 PM the first

business day following close of bidding (wire transfer or check, wire preferred, no ACH) to Tract Title X Collins Legal, 4101 Charlotte Avenue, F186, Nashville, TN 37209 (Grover Collins); closing within 30 days. Public inspections: Saturday, December 5 and Saturday, December 12, 2026 from 10:00 AM to 12:00 PM. — Source: Bankruptcy Sale Motion (Doc 35); AM #3638 Bidder Terms

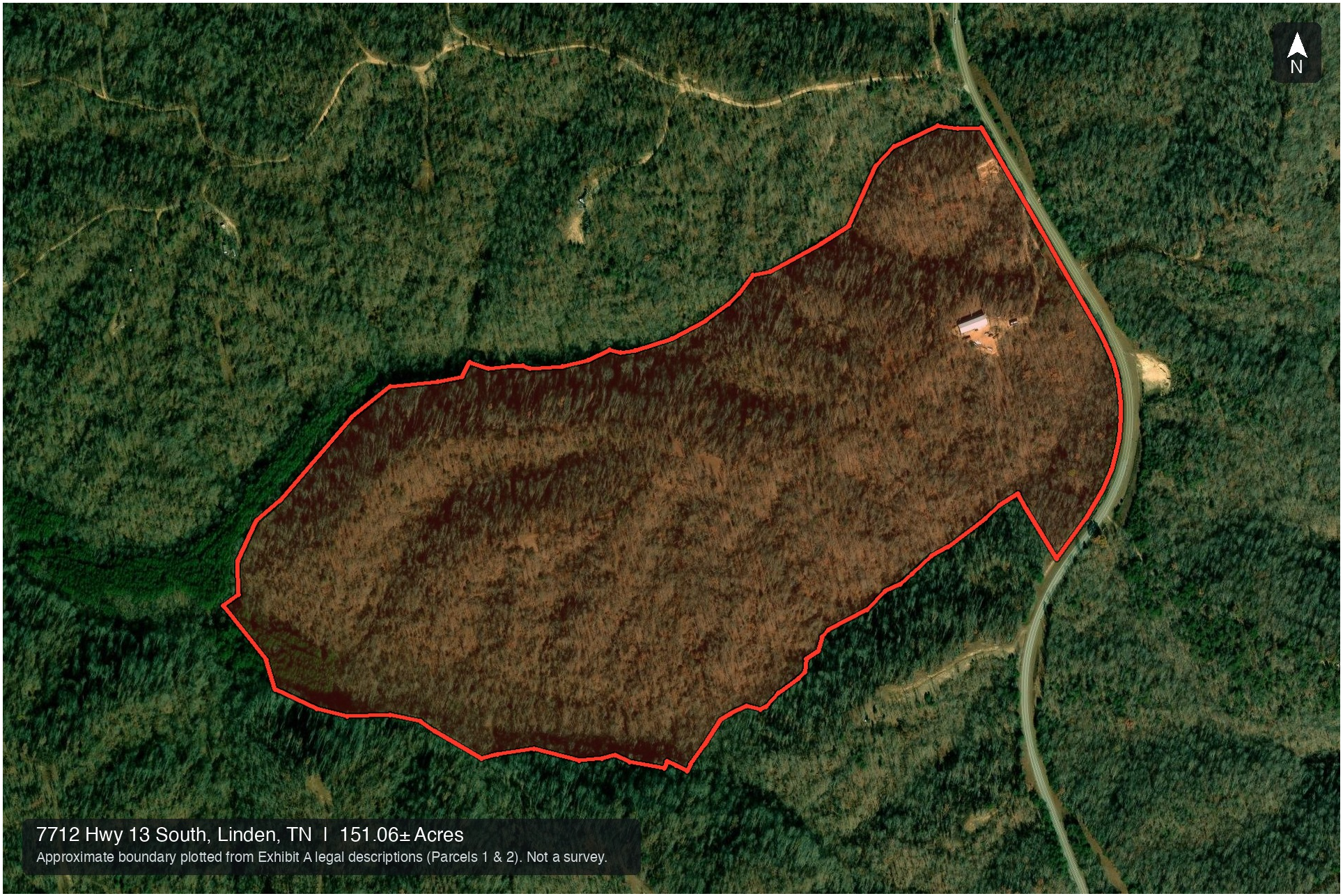
Source notes

• Aerial Boundary Map (151.06 +/- Acres) — Exhibit A metes-and-bounds aligned to Hwy 13 W R/W (0.92 ft RMS) over ESRI World Imagery; not a survey
• Plat Map - Parcels 1 and 2 — Plotted from Tract Title Exhibit A legal descriptions (Maness R.L.S. #2127 surveys); not a survey
• Survey Closure and Deed Plot — Tract Title Search Package pp. 6-8 (Parcel 1: 150.9549 ac, 0.03 ft closure; Parcel 2: 0.1098 ac)
• Recorded Vesting Deeds & Parcel 2 Survey Plat — Perry County Register of Deeds Book D37, pp. 680-685 and Book D38, pp. 136-139
• Exhibit A Legal Descriptions — Official Exhibit A legal descriptions for Parcels 1 and 2 (4 pages)
• Tax Assessment, Tax History & CRS Property Report — TN Comptroller TPAD 2026, Perry County Trustee tax history, and CRS Data MLS Tax Suite report

Facts are summarized from public records, deeds, assessor files, and title search documents for bidder convenience only. No representation or warranty is made as to accuracy, exact acreage, boundaries, utilities, broadband availability, timber value, or improvements. Property sells as-is, where-is, subject to Bankruptcy Court and Chapter 7 Trustee approval. Bidders must perform their own independent due diligence before bidding.

Section 1

Aerial Boundary Map – 151.06 Acres


N
7712 Hwy 13 South, Linden, TN | 151.06± Acres
Approximate boundary plotted from Exhibit A legal descriptions (Parcels 1 & 2). Not a survey.

Section 2

Plat Map – Parcels 1 and 2 from Legal Descriptions

Mora Tract, 7712 Highway 13 S, Linden (Map 117, Parcel 009.15)

Plotted from Exhibit A legal descriptions. Not a survey.

POB (Parcel 1)

HIGHWAY 13 (west R/W)

PARCEL 1, ORIGINAL TRACT

150.95 ac (calc 150.954), 91 calls

Consolidated Timberlands to Jones & Mora, D37 p680, 02/18/2022

PARCEL 2, ADDITION (0.11 ac)

Tenn. Baptist Mission Board to Jones & Mora, D38 p136, rec. 04/11/2022

Hwy 13 R/W

N 02°54'56" W 133.11'

S 29°16'38" E 160.66'

POB P2: SW cor. Camp Linden

N 84°12'46" W 71.41'

Dashed green = Parcel 1 lines around the strip

Strip fills the Camp Linden notch at Hwy 13

N

0 1,000 ft

Parcel 1 closes to 0.03 ft (1:372,000). Parcel 2 closes to 0.75 ft. Sources: Maness R.L.S. #2127 surveys 07/21/2021 (Dwg 259.21) and 02/22/2022.

Section 3

Deeds – Recorded Vesting Deeds and Parcel 2 Survey Plat

Approved by Perry County Property Assessor

Map: 108 Grp: ___ Parcel: 9.00

Portion: Y ↘ N ___

Brett Skelton, Assessor

THIS INSTRUMENT PREPARED BY
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2022-25

BK/PG: D37/680-685
22000340

6 PGS:AL-WARRANTY DEED	
PATRICIA BATCH: 30653	
02/24/2022 - 01:00 PM	
VALUE	226425.00
MORTGAGE TAX	0.00
TRANSFER TAX	837.77
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	870.77

STATE OF TENNESSEE, PERRY COUNTY
PATRICIA W. BELL
REGISTER OF DEEDS

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY SIX THOUSAND FOUR HUNDRED TWENTY FIVE AND 00/100 DOLLARS ($226,425.00) cash in hand paid, the receipt of which is hereby acknowledged, CONSOLIDATED TIMBERLANDS, LLC, a Georgia limited liability company ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto HEATHER E. JONES AND JESUS A. MORA, A MARRIED COUPLE, their heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

Lying and being in the Third Civil District of Perry County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin set in the West right of way of Highway 13, which point is located South 01 degrees 55 minutes 43 seconds West 4249.88 feet from the intersection of the centerline of Treadwell Prong Road, and the West right of way of Highway 13, said point being the POINT OF BEGINNING; thence with the West right of way of Highway 13, the following two calls South 29 degrees 17 minutes 30 seconds East, a distance of 183.09 feet; thence South 29 degrees 18 minutes 25 seconds East, a distance of 366.70 feet to a point that is the Northwest corner of Camp Linden Baptist Assembly as recorded in Deed Book T20, Page 554 Register's Office of Perry County, Tennessee; thence with lines of Camp Linden, the following two calls South 02 degrees 56 minutes 25 seconds East, a distance of 133.16 feet; thence South 84 degrees 18 minutes 45 seconds East, a distance of 72.09 feet to a point in the West right of way of Highway 13; thence with the West right of way of Highway 13, the following thirteen calls South 29 degrees 14 minutes 59 seconds East, a distance of 370.92 feet; thence South 25 degrees 33 minutes 35 seconds East, a distance of 71.74 feet; thence South 20 degrees 51 minutes 42 seconds East, a distance of 81.96 feet; thence South 15 degrees 03 minutes 11 seconds East, a distance of 66.55 feet; thence South 10 degrees 23 minutes 24 seconds East, a distance of 39.61 feet; thence South 04 degrees 41 minutes 30 seconds East, a distance of 87.91 feet; thence South 00 degrees 20 minutes 37 seconds West, a distance of 64.33 feet; thence South 05 degrees 33 minutes 16 seconds West, a distance of 94.29 feet; thence South 10 degrees 54 minutes 51 seconds West, a distance of 59.61 feet; thence South 16 degrees 34 minutes 07 seconds West, a distance of 89.52 feet; thence South 23 degrees 50 minutes 18 seconds West, a distance of 110.47 feet; thence South 32 degrees 16 minutes 25 seconds West, a distance of 145.79 feet; thence South 36 degrees 49 minutes 07 seconds West, a

distance of 226.48 feet; thence on new lines of Consolidated and Heartwood North 30 degrees 46 minutes 22 seconds West, passing an iron pin set at 32.03 feet and continuing for a distance of 268.15 feet to a 18-inch white oak; thence North 27 degrees 27 minutes 41 seconds West, a distance of 81.20 feet to a 15-inch poplar; thence with a ditch, the following thirty-nine calls: South 58 degrees 32 minutes 54 seconds West, a distance of 100.96 feet; thence South 46 degrees 30 minutes 49 seconds West, a distance of 90.05 feet; thence South 53 degrees 57 minutes 32 seconds West, a distance of 215.54 feet; thence South 64 degrees 03 minutes 06 seconds West, a distance of 86.62 feet; thence South 47 degrees 52 minutes 26 seconds West, a distance of 122.71 feet; thence South 49 degrees 22 minutes 21 seconds West, a distance of 74.15 feet; thence South 67 degrees 12 minutes 34 seconds West, a distance of 76.00 feet; thence South 44 degrees 09 minutes 16 seconds West, a distance of 119.38 feet; thence South 64 degrees 07 minutes 48 seconds West, a distance of 201.15 feet; thence South 42 degrees 34 minutes 43 seconds West, a distance of 43.21 feet; thence South 17 degrees 46 minutes 45 seconds West, a distance of 70.02 feet; thence South 58 degrees 53 minutes 02 seconds West, a distance of 62.82 feet; thence South 08 degrees 09 minutes 13 seconds West, a distance of 61.19 feet; thence South 41 degrees 20 minutes 08 seconds West, a distance of 40.15 feet; thence South 56 degrees 49 minutes 27 seconds West, a distance of 114.22 feet; thence South 42 degrees 06 minutes 42 seconds West, a distance of 87.23 feet; thence South 64 degrees 03 minutes 13 seconds West, a distance of 28.56 feet; thence North 72 degrees 44 minutes 26 seconds West, a distance of 65.18 feet; thence South 64 degrees 49 minutes 14 seconds West, a distance of 82.24 feet; thence South 60 degrees 47 minutes 48 seconds West, a distance of 54.85 feet; thence South 33 degrees 39 minutes 47 seconds West, a distance of 137.69 feet; thence South 37 degrees 00 minutes 36 seconds West, a distance of 111.25 feet; thence South 25 degrees 04 minutes 53 seconds West, a distance of 34.17 feet to a ditch intersection; thence North 61 degrees 32 minutes 15 seconds West, a distance of 59.69 feet; thence North 65 degrees 17 minutes 19 seconds West, a distance of 44.96 feet; thence South 18 degrees 46 minutes 04 seconds West, a distance of 34.02 feet; thence North 78 degrees 49 minutes 59 seconds West, a distance of 164.90 feet; thence North 62 degrees 30 minutes 06 seconds West, a distance of 73.50 feet; thence South 74 degrees 36 minutes 26 seconds West, a distance of 62.39 feet; thence South 85 degrees 47 minutes 16 seconds West, a distance of 107.11 feet; thence North 74 degrees 28 minutes 03 seconds West, a distance of 215.16 feet; thence South 82 degrees 02 minutes 08 seconds West, a distance of 170.72 feet; thence South 77 degrees 55 minutes 54 seconds West, a distance of 73.79 feet; thence North 58 degrees 47 minutes 50 seconds West, a distance of 251.14 feet; thence North 53 degrees 37 minutes 23 seconds West, a distance of 77.93 feet; thence North 77 degrees 52 minutes 41 seconds West, a distance of 144.90 feet; thence South 88 degrees 53 minutes 13 seconds West, a distance of 196.98 feet; thence North 74 degrees 52 minutes 43 seconds West, a distance of 147.19 feet; thence North 64 degrees 22 minutes 35 seconds West, a distance of 208.55 feet; thence on new lines of Consolidated and Heartwood North 16 degrees 19 minutes 50 seconds West, passing a 4-inch dogwood at 15.00 feet and continuing for a distance of 143.93 feet to a 20-inch pine; thence North 37 degrees 07 minutes 42 seconds West, a distance of 317.96 feet to a 20-inch locust; thence with a ditch, the following twenty-one calls: North 56 degrees 34 minutes 00 seconds East, a distance of 85.54 feet; thence North 00 degrees 19 minutes 12 seconds West, a distance

of 154.73 feet; thence North 25 degrees 52 minutes 29 seconds East, a distance of 205.01 feet; thence North 49 degrees 45 minutes 01 second East, a distance of 140.58 feet; thence North 41 degrees 41 minutes 24 seconds East, a distance of 504.80 feet; thence North 52 degrees 53 minutes 25 seconds East, a distance of 228.89 feet; thence North 85 degrees 18 minutes 31 seconds East, a distance of 220.61 feet; thence North 79 degrees 04 minutes 12 seconds East, a distance of 113.53 feet; thence North 29 degrees 42 minutes 26 seconds East, a distance of 76.46 feet; thence South 70 degrees 24 minutes 34 seconds East, a distance of 91.14 feet; thence North 83 degrees 36 minutes 57 seconds East, a distance of 111.65 feet; thence South 86 degrees 02 minutes 00 seconds East, a distance of 48.80 feet; thence South 70 degrees 46 minutes 55 seconds East, a distance of 33.06 feet; thence North 87 degrees 25 minutes 08 seconds East, a distance of 151.52 feet; thence North 77 degrees 26 minutes 19 seconds East, a distance of 120.97 feet; thence North 65 degrees 54 minutes 23 seconds East, a distance of 107.75 feet; thence South 76 degrees 37 minutes 35 seconds East, a distance of 53.74 feet; thence North 82 degrees 04 minutes 37 seconds East, a distance of 68.69 feet; thence North 73 degrees 06 minutes 21 seconds East, a distance of 176.31 feet; thence North 63 degrees 16 minutes 52 seconds East, a distance of 175.44 feet; thence North 55 degrees 17 minutes 56 seconds East, a distance of 129.46 feet to a 8-inch beech; thence on new lines of Consolidated and Heartwood, the following ten calls: North 47 degrees 40 minutes 42 seconds East, a distance of 68.74 feet to a 24-inch maple; thence North 36 degrees 50 minutes 29 seconds East, a distance of 106.24 feet; thence North 78 degrees 59 minutes 15 seconds East, a distance of 83.90 feet to a 20-inch poplar; thence North 62 degrees 01 minutes 31 seconds East, a distance of 264.18 feet to a 18-inch poplar; thence North 59 degrees 22 minutes 30 seconds East, a distance of 153.64 feet to a 20-inch hickory; thence North 25 degrees 04 minutes 12 seconds East, a distance of 304.08 feet to a 6-inch poplar; thence North 43 degrees 53 minutes 56 seconds East, a distance of 123.31 feet to a 20-inch hickory; thence North 66 degrees 00 minutes 46 seconds East, a distance of 222.13 feet to a 14-inch poplar; thence South 81 degrees 07 minutes 01 second East, a distance of 94.55 feet to a 4-inch dogwood tree; thence North 89 degrees 39 minutes 52 seconds East, a distance of 106.26 feet to the point of beginning, containing 150.95 acres, Michael R. Maness, R.L.S. #2127, Advanced Land Surveying, Inc., 2000 Wilson School Road, Henderson, TN 38340, dated July 21, 2021, Drawing No. 259.21.

Being part of the same property conveyed to Consolidated Timberlands, LLC, a Georgia limited liability company, by deed from Heartwood Forestland Fund III Limited Partnership, a North Carolina limited partnership, dated September 28, 2016, and of record in Book D23, Page 265, in the Register's Office of Perry County, Tennessee, and by Corrective Warranty Deed, dated August 24, 2021, and of record in Book D36, Page 1, in the Register's Office of Perry County, Tennessee.

This conveyance is made subject to the following:

1. Right-of-way of Highway 13.

2. All matters shown on survey by Michael R. Maness, TN RLS#2127, Advanced Land Surveying, Inc., dated July 12, 2021, Drawing #259.21.

3. The property described herein has been classified as forest land for tax assessment, levy and collection purposes and is subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1001, et seq. Grantees shall re-enroll in greenbelt or shall be responsible for any rollback taxes.

4. All easements, restrictions, covenants and conditions of record; all licenses, rights of way and easements, if any, for public utilities; all governmental statuses, ordinances, rules and regulations, including those involving proper zoning; any state of facts which an accurate survey and/or physical inspection of the property might reveal; and all previous reservations, exceptions and conveyances of oil, gas, associated hydrocarbons, minerals and mineral substances and royalty or other mineral rights and interests.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with Grantee that the property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

And Grantor, for itself, and its successors and assigns, does covenant, grant, bargain and agree to and with Grantee, Grantee's successors and assigns, the above bargained premises in the quiet and peaceable possession of the Grantee, Grantee's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed on the 18th day of February, 2022.

CONSOLIDATED TIMBERLANDS, LLC

By: _____
Zachary T. Johnson, Manager

STATE OF Georgia
COUNTY OF Jeff Davis

Before me, notary public of the state and county mentioned, personally appeared Zachary T. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of CONSOLIDATED TIMBERLANDS, LLC, the within named bargainor, a Georgia limited liability company, and that such Zachary T. Johnson as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager.

WITNESS MY HAND and official seal at office in said County this 18th day of February, 2022.

NOTARY PUBLIC

My commission expires: _____

LINDA T. HERNDON NOTARY PUBLIC JEFF DAVIS COUNTY, GA My Comm. Exp. Jan. 25, 2023

CONSOLIDATED TIMBERLANDS, LLC

By: _____
Casey Willis, Manager

STATE OF Kentucky
COUNTY OF Lincoln

Before me, notary public of the state and county mentioned, personally appeared Casey Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of CONSOLIDATED TIMBERLANDS, LLC, the within named bargainor, a Georgia limited liability company, and that such Casey Willis as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Manager.

WITNESS MY HAND and official seal at office in said County this 14th day of February, 2022.

Candice C. Brown
NOTARY PUBLIC

My commission expires: 1/9/2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $226,425.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 15th day of February, 2022.

_____
NOTARY PUBLIC

My commission expires: April 23, 2025

****

Map & Parcel No: 108 009.00 P/O

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
HEATHER E. JONES and JESUS A. MORA
2031 State Highway 754
Sunset, LA 70584

BK/PG: D38/136-139

22000684

4 PGS:AL-SPECIAL WARRANTY DEED	
PATRICIA BATCH: 31004	
04/11/2022 - 11:20 AM	
VALUE	1600.00
MORTGAGE TAX	0.00
TRANSFER TAX	5.92
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	28.92

STATE OF TENNESSEE, PERRY COUNTY
PATRICIA W. BELL
REGISTER OF DEEDS

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2022-318

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND SIX HUNDRED AND 00/100 ($1,600.00), cash in hand paid by Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, TENNESSEE BAPTIST MISSION BOARD, A TENNESSEE NON-PROFIT CORPORATION (FORMERLY KNOWN AS EXECUTIVE BOARD OF THE TENNESSEE BAPTIST CONVENTION) (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said HEATHER E. JONES AND JESUS A. MORA, A MARRIED COUPLE (the "Grantees"), their heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in the Third Civil District of Perry County, Tennessee, and being more particularly described as follows:

Beginning at a marked tree in the east line of Consolidated Timberlands as recorded in Deed Book D23, Page 265 and being an old northwest corner of Heartwood Forestland as recorded in Deed Book S22, Page 212, and being the Southwest corner of Camp Linden Baptist Assembly as recorded in Deed Book T20, Page 554, Register's Office of Perry County, Tennessee; said point being the POINT OF BEGINNING; thence from the point of beginning and with the east line of Consolidated Timberlands, North 02 degrees 54 minutes 56 seconds West, a distance of 133.11 feet to a point in the west right-of way of Highway 13; thence with the west right of way of Highway 13, South 29 degrees 16 minutes 38 seconds East, a distance of 160.66 feet to an iron pin found at the northeast corner of the old Heartwood Forestland as recorded in Deed Book S22, Page 21;thence with Heartwood Forestland, North 84 degrees 12 minutes 46 seconds West, a distance of 71.41 feet to the point of beginning, containing 0.11 acre, according to survey to Michael R. Maness, TN R.L.S. No. 2127, Advanced Land Surveying, Inc., 2000 Wilson School Road, Henderson, Tennessee, 38340, dated February 22, 2022.

Being part of the same property conveyed to The Executive Board of the Tennessee Baptist Convention, Inc., a corporation, by deed from G. H. Kittrell and his wife, Mrs. G. H. Kittrell, W. L. Kittrell and his wife, Mrs. Ellen Kittrell, Mrs. C. B. Wallace, sole heirs of B. R. Kittrell, deceased and Mrs. Alma Kittrell, widow of said B. R. Kittrell, deceased, dated November 5, 1947, and of record in Deed Book T-20, Page 555, in the Register's Office of Perry County, Tennessee. The name of the Executive Board of Tennessee Baptist Convention, Inc. was changed to Tennessee Baptist Mission Board by Articles of Amendment filed effective January 1, 2017 and of record in Book M17, Page 713 and Book M17, Page 749, in the Register's Office of Perry County, Tennessee.

Approved by Perry County Property Assessor
Map: 108 Grp:___ Parcel: 10.00
Portion: Y___ N___
Brett Skelton, Assessor

This conveyance is made subject to the following:

1. Right-of-way of Highway 13.

2. All matters shown on survey by Michael R. Maness, TN RLS#2127, Advanced Land Surveying, Inc., dated February 22, 2022, Drawing #060.22.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, to the Grantees, forever.

And the Grantor, for itself, does covenant, grant, bargain and agree to and with the Grantees, the above bargained premises in the quiet and peaceable possession of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused its corporate name to be hereto subscribed by its duly authorized officer effective as of the 22 day of March, 2022.

TENNESSEE BAPTIST MISSION BOARD,
a Tennessee non-profit corporation

By: _____
Randy C. Davis, President and Executive Director

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, notary public of the state and county mentioned, personally appeared Randy C. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President and Executive Director of TENNESSEE BAPTIST MISSION BOARD, the within named bargainor, a Tennessee non-profit corporation, and that such Randy C. Davis as such President and Executive Director, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President and Executive Director.

WITNESS MY HAND and official seal at office in said County this 22 day of March, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 10/24/24

SHARLYN RICKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/24/2024
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 22 day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 10/24/2024

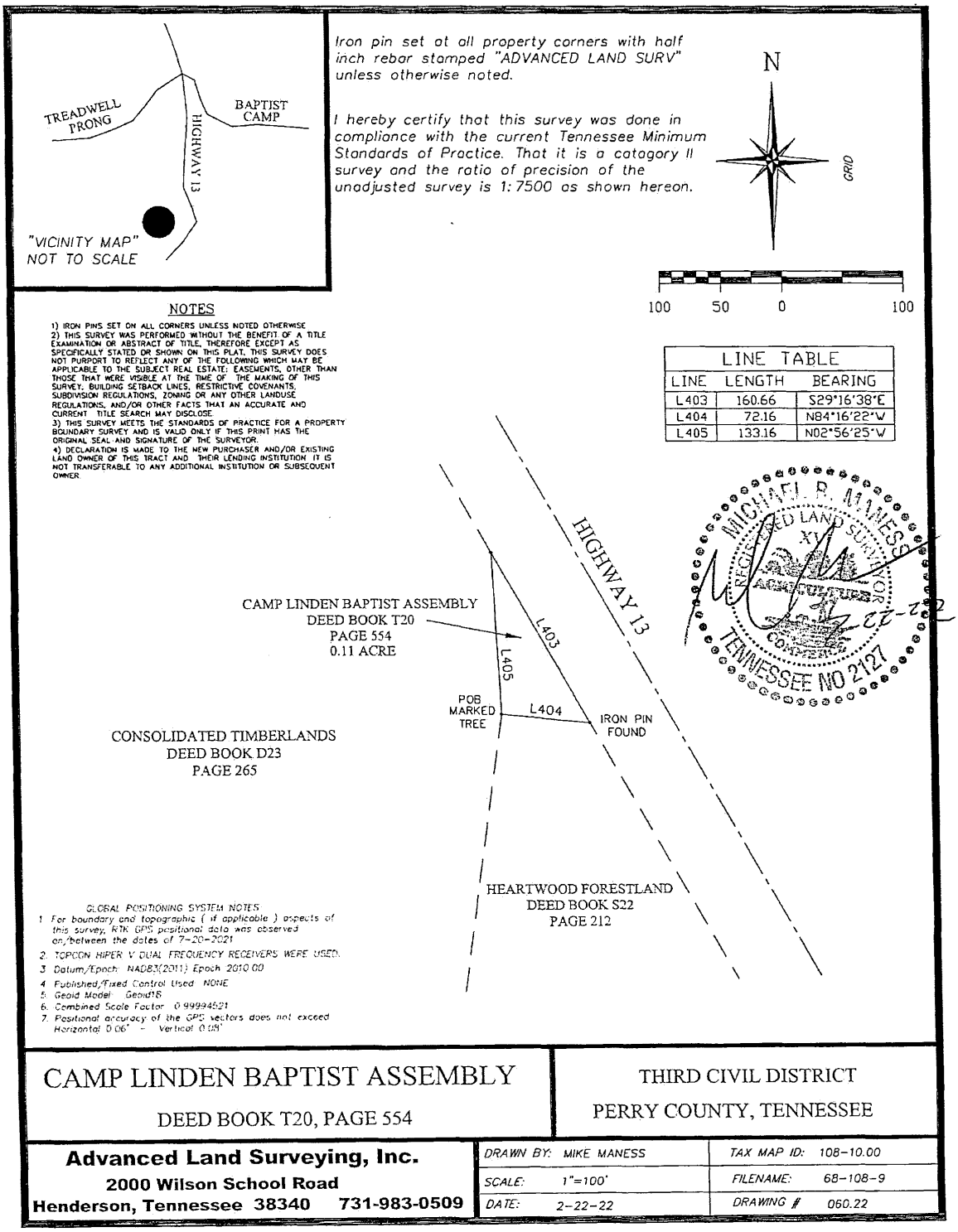
SHARLYN RICKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/24/2024
WILLIAMSON COUNTY

****

Map & Parcel No.: 108-010.00 (p/o)

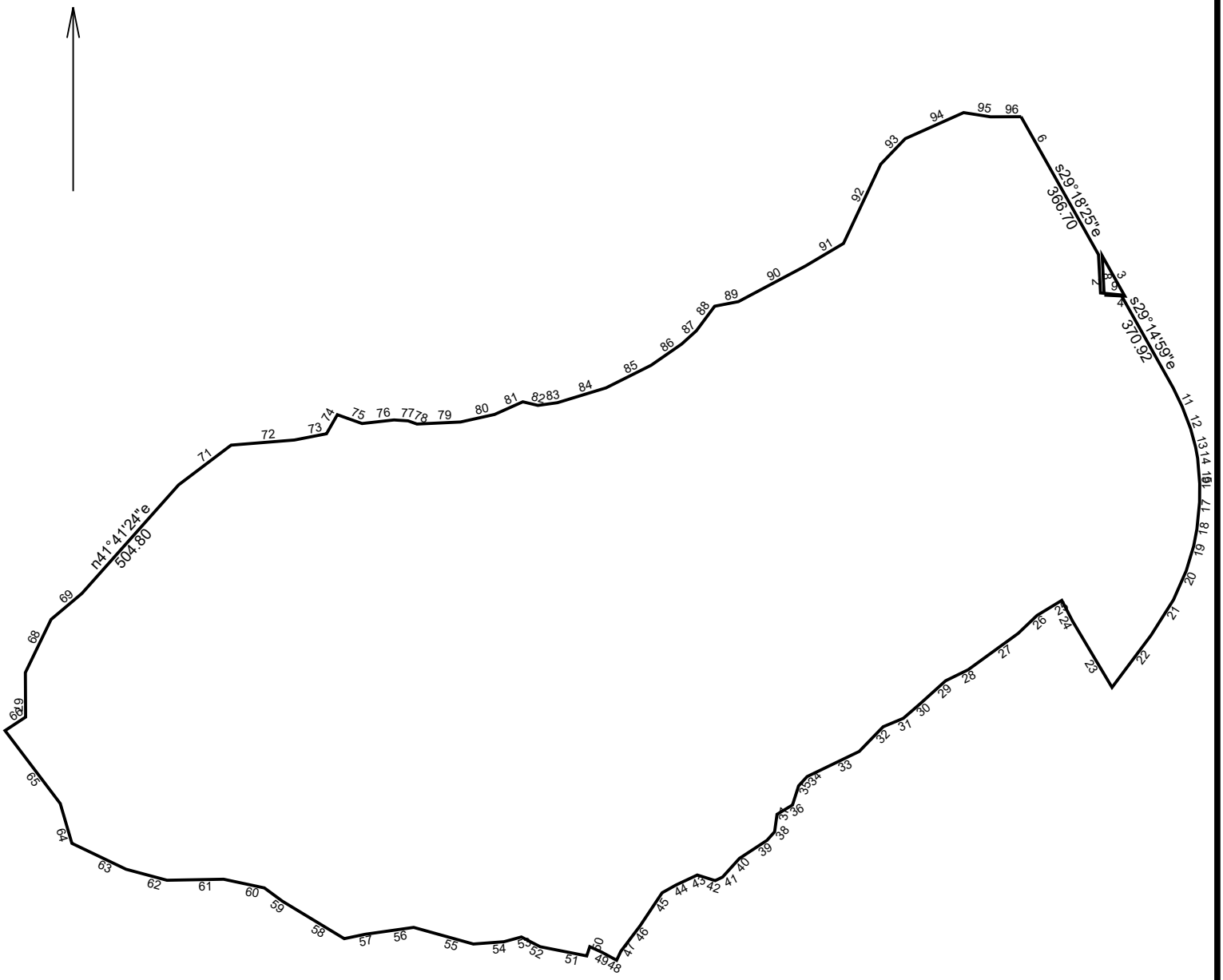
The above described property is contiguous with other property belonging to said Grantees, and the above described property shall hereinafter be part and parcel of such adjacent property of Grantees which Grantees' acquired by deed from Consolidated Timberlands, LLC of record in Book D37, Page 680, in the Register's Office of Perry County, Tennessee.

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
HEATHER E. JONES AND JESUS A. MORA
2031 State Highway 754
Sunset, LA 70584


TREADWELL PRONG
BAPTIST CAMP
HIGHWAY 13
"VICINITY MAP"
NOT TO SCALE
Iron pin set at all property corners with half inch rebar stamped "ADVANCED LAND SURV" unless otherwise noted.
I hereby certify that this survey was done in compliance with the current Tennessee Minimum Standards of Practice. That it is a catagory II survey and the ratio of precision of the unadjusted survey is 1: 7500 as shown hereon.
N
GRID
100 50 0 100
NOTES
1) IRON PINS SET ON ALL CORNERS UNLESS NOTED OTHERWISE
2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR ABSTRACT OF TITLE, THEREFORE EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN THOSE THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION REGULATIONS; ZONING OR ANY OTHER LANDUSE REGULATIONS; AND/OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3) THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR A PROPERTY BOUNDARY SURVEY AND IS VALID ONLY IF THIS PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
4) DECLARATION IS MADE TO THE NEW PURCHASER AND/OR EXISTING LAND OWNER OF THIS TRACT AND THEIR LENDING INSTITUTION. IT IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTION OR SUBSEQUENT OWNER.
LINE TABLE
LINE | LENGTH | BEARING
L403 | 160.66 | S29°16'38"E
L404 | 72.16 | N84°16'22"W
L405 | 133.16 | N02°56'25"W
HIGHWAY 13
CAMP LINDEN BAPTIST ASSEMBLY
DEED BOOK T20
PAGE 554
0.11 ACRE
L403
L405
L404
POB MARKED TREE
IRON PIN FOUND
CONSOLIDATED TIMBERLANDS
DEED BOOK D23
PAGE 265
HEARTWOOD FORESTLAND
DEED BOOK S22
PAGE 212
MICHAEL R. MANESS
REGISTERED LAND SURVEYOR
TENNESSEE NO 2127
2-22-22
GLOBAL POSITIONING SYSTEM NOTES:
1. For boundary and topographic (if applicable) aspects of this survey, RTK GPS positional data was observed on/between the dates of 7-20-2021
2. TOPCON HIPER V DUAL FREQUENCY RECEIVERS WERE USED.
3. Datum/Epoch: NAD83(2011) Epoch: 2010.00
4. Published/Fixed Control Used: NONE
5. Geoid Model: Geoid18
6. Combined Scale Factor: 0.99994621
7. Positional accuracy of the GPS vectors does not exceed Horizontal 0.06' - Vertical 0.09'
CAMP LINDEN BAPTIST ASSEMBLY
DEED BOOK T20, PAGE 554
THIRD CIVIL DISTRICT
PERRY COUNTY, TENNESSEE
Advanced Land Surveying, Inc.
2000 Wilson School Road
Henderson, Tennessee 38340 731-983-0509
DRAWN BY: MIKE MANESS
SCALE: 1"=100'
DATE: 2-22-22
TAX MAP ID: 108-10.00
FILENAME: 68-108-9
DRAWING # 060.22

Section 4

Survey Closure and Deed Plot – Parcels 1 and 2



	9/29/2026
Scale: 1 inch= 533 feet	File:

Tract 1: 0.1098 Acres (4781 Sq. Feet), Closure: n07.1323w 3.76 ft. (1/97), Perimeter=365 ft.
Tract 2: 150.9549 Acres, Closure: s65.3409w 0.03 ft. (1/375394), Perimeter=11713 ft.

Tract Data and Deed Calls

Tract 01: 0.1098 Acres (4781 Sq. Feet), Closure: n07.1323w 3.76 ft. (1/97), Perimeter=365 ft.
Tract 02: 150.9549 Acres, Closure: s65.3409w 0.03 ft. (1/375394), Perimeter=11713 ft.
Tract 02: 150.9549 Acres, Closure: s65.3409w 0.03 ft. (1/375394), Perimeter=11713 ft.

1: e288.71 n-616.28 (moved)
2: n02.5456w 133.11
3: s29.1638e 160.66
4: n87.1246w 71.41
5: @0
6: s29.1730e 183.09
7: s29.1825e 366.70
8: s02.5625e 133.16
9: s84.1845e 72.09
10: s29.1459e 370.92
11: s25.3335e 71.74
12: s20.5142e 81.96
13: s15.0311e 66.55
14: s10.2324e 39.61
15: s04.4130e 87.91
16: s00.2037w 64.33
17: s05.3316w 94.29
18: s10.5451w 59.61
19: s16.3407w 89.52
20: s23.5018w 110.47
21: s32.1625w 145.79
22: s36.4907w 226.48
23: n30.4622w 268.15
24: n27.2741w 81.20
25: s58.3254w 100.96
26: s46.3049w 90.05
27: s53.5732w 215.54
28: s64.0306w 86.62
29: s47.5226w 122.71
30: s49.2221w 74.15
31: s67.1234w 76.00
32: s44.0916w 119.38
33: s64.0748w 201.15
34: s42.3443w 43.21
35: s17.4645w 70.02
36: s58.5302w 62.82
37: s08.0913w 61.19
38: s41.2008w 40.15
39: s56.4927w 114.22
40: s42.0642w 87.23
41: s64.0313w 28.56
42: n72.4426w 65.18
43: s64.4914w 82.24
44: s60.4748w 54.85
45: s33.3947w 137.69
46: s37.0036w 111.25
47: s25.0453w 34.17
48: n61.3215w 59.69
49: n65.1719w 44.96
50: s18.4604w 34.02
51: n78.4959w 164.90
52: n62.3006w 73.50
53: s74.3626w 62.39
54: s85.4716w 107.11
55: n74.2803w 215.16
56: s82.0208w 170.72
57: s77.5554w 73.79
58: n58.4750w 251.14

Tract Data and Deed Calls

59: n53.3723w 77.93
60: n77.5241w 144.90
61: s88.5313w 196.98
62: n74.5243w 147.19
63: n64.2235w 208.55
64: n16.1950w 143.93
65: n37.0742w 317.96
66: n56.3400e 85.54
67: n00.1912w 154.73
68: n25.5229e 205.01
69: n49.4501e 140.58
70: n41.4124e 504.80
71: n52.5325e 228.89
72: n85.1831e 220.61
73: n79.0412e 113.53
74: n29.4226e 76.46
75: s70.2434e 91.14
76: n83.3657e 111.65
77: s86.0200e 48.80
78: s70.4655e 33.06
79: n87.2509e 151.52
80: n77.2619e 120.97
81: n65.5423e 107.75
82: s76.3735e 53.74
83: n82.0437e 68.69
84: n73.0621e 176.31
85: n63.1652e 175.44
86: n55.1756e 129.46
87: n47.4042e 68.74
88: n36.5029e 106.24
89: n78.5915e 83.90
90: n62.0131e 264.18
91: n59.2230e 153.64
92: n25.0412e 304.08
93: n43.5356e 123.31
94: n66.0046e 222.13
95: s81.0701e 94.55
96: n89.3952e 106.26

Section 5

Exhibit A – Legal Descriptions (Parcels 1 and 2)

Exhibit "A"
Property Description

Parcel 1:

Lying and being in the Third Civil District of Perry County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin set in the West right of way of Highway 13, which point is located South 01 degrees 55 minutes 43 seconds West 4249.88 feet from the intersection of the centerline of Treadwell Prong Road, and the West right of way of Highway 13, said point being the POINT OF BEGINNING; thence with the West right of way of Highway 13, the following two calls South 29 degrees 17 minutes 30 seconds East, a distance of 183.09 feet; thence South 29 degrees 18 minutes 25 seconds East, a distance of 366.70 feet to a point that is the Northwest corner of Camp Linden Baptist Assembly as recorded in Deed Book T20, Page 554 Register's Office of Perry County, Tennessee; thence with lines of Camp Linden, the following two calls South 02 degrees 56 minutes 25 seconds East, a distance of 133.16 feet; thence South 84 degrees 18 minutes 45 seconds East, a distance of 72.09 feet to a point in the West right of way of Highway 13; thence with the West right of way of Highway 13, the following thirteen calls South 29 degrees 14 minutes 59 seconds East, a distance of 370.92 feet; thence South 25 degrees 33 minutes 35 seconds East, a distance of 71.74 feet; thence South 20 degrees 51 minutes 42 seconds East, a distance of 81.96 feet; thence South 15 degrees 03 minutes 11 seconds East, a distance of 66.55 feet; thence South 10 degrees 23 minutes 24 seconds East, a distance of 39.61 feet; thence South 04 degrees 41 minutes 30 seconds East, a distance of 87.91 feet; thence South 00 degrees 20 minutes 37 seconds West, a distance of 64.33 feet; thence South 05 degrees 33 minutes 16 seconds West, a distance of 94.29 feet; thence South 10 degrees 54 minutes 51 seconds West, a distance of 59.61 feet; thence South 16 degrees 34 minutes 07 seconds West, a distance of 89.52 feet; thence South 23 degrees 50 minutes 18 seconds West, a distance of 110.47 feet; thence South 32 degrees 16 minutes 25 seconds West, a distance of 145.79 feet; thence South 36 degrees 49 minutes 07 seconds West, a distance of 226.48 feet; thence on new lines of Consolidated and Heartwood North 30 degrees 46 minutes 22 seconds West, passing an iron pin set at 32.03 feet and continuing for a distance of 268.15 feet to a 18-inch white oak; thence North 27 degrees 27 minutes 41 seconds West, a distance of 81.20 feet to a 15-inch poplar; thence with a ditch, the following thirty-nine calls: South 58 degrees 32 minutes 54 seconds West, a distance of 100.96 feet; thence South 46 degrees 30 minutes 49 seconds West, a distance of 90.05 feet; thence South 53 degrees 57 minutes 32 seconds West, a distance of 215.54 feet; thence South 64 degrees 03 minutes 06 seconds West, a distance of 86.62 feet; thence South 47 degrees 52 minutes 26 seconds West, a distance of 122.71 feet; thence South 49 degrees 22 minutes 21 seconds West, a distance of 74.15 feet; thence South 67 degrees 12 minutes 34 seconds West, a distance of 76.00 feet; thence South 44 degrees 09 minutes 16 seconds West, a distance of 119.38 feet; thence South 64 degrees 07 minutes 48 seconds West, a distance of 201.15 feet; thence South 42 degrees 34 minutes 43 seconds West, a distance of 43.21 feet; thence South 17 degrees 46 minutes 45 seconds West, a distance of 70.02 feet; thence

South 58 degrees 53 minutes 02 seconds West, a distance of 62.82 feet; thence South 08 degrees 09 minutes 13 seconds West, a distance of 61.19 feet; thence South 41 degrees 20 minutes 08 seconds West, a distance of 40.15 feet; thence South 56 degrees 49 minutes 27 seconds West, a distance of 114.22 feet; thence South 42 degrees 06 minutes 42 seconds West, a distance of 87.23 feet; thence South 64 degrees 03 minutes 13 seconds West, a distance of 28.56 feet; thence North 72 degrees 44 minutes 26 seconds West, a distance of 65.18 feet; thence South 64 degrees 49 minutes 14 seconds West, a distance of 82.24 feet; thence South 60 degrees 47 minutes 48 seconds West, a distance of 54.85 feet; thence South 33 degrees 39 minutes 47 seconds West, a distance of 137.69 feet; thence South 37 degrees 00 minutes 36 seconds West, a distance of 111.25 feet; thence South 25 degrees 04 minutes 53 seconds West, a distance of 34.17 feet to a ditch intersection; thence North 61 degrees 32 minutes 15 seconds West, a distance of 59.69 feet; thence North 65 degrees 17 minutes 19 seconds West, a distance of 44.96 feet; thence South 18 degrees 46 minutes 04 seconds West, a distance of 34.02 feet; thence North 78 degrees 49 minutes 59 seconds West, a distance of 164.90 feet; thence North 62 degrees 30 minutes 06 seconds West, a distance of 73.50 feet; thence South 74 degrees 36 minutes 26 seconds West, a distance of 62.39 feet; thence South 85 degrees 47 minutes 16 seconds West, a distance of 107.11 feet; thence North 74 degrees 28 minutes 03 seconds West, a distance of 215.16 feet; thence South 82 degrees 02 minutes 08 seconds West, a distance of 170.72 feet; thence South 77 degrees 55 minutes 54 seconds West, a distance of 73.79 feet; thence North 58 degrees 47 minutes 50 seconds West, a distance of 251.14 feet; thence North 53 degrees 37 minutes 23 seconds West, a distance of 77.93 feet; thence North 77 degrees 52 minutes 41 seconds West, a distance of 144.90 feet; thence South 88 degrees 53 minutes 13 seconds West, a distance of 196.98 feet; thence North 74 degrees 52 minutes 43 seconds West, a distance of 147.19 feet; thence North 64 degrees 22 minutes 35 seconds West, a distance of 208.55 feet; thence on new lines of Consolidated and Heartwood North 16 degrees 19 minutes 50 seconds West, passing a 4-inch dogwood at 15.00 feet and continuing for a distance of 143.93 feet to a 20-inch pine; thence North 37 degrees 07 minutes 42 seconds West, a distance of 317.96 feet to a 20-inch locust; thence with a ditch, the following twenty-one calls: North 56 degrees 34 minutes 00 seconds East, a distance of 85.54 feet; thence North 00 degrees 19 minutes 12 seconds West, a distance of 154.73 feet; thence North 25 degrees 52 minutes 29 seconds East, a distance of 205.01 feet; thence North 49 degrees 45 minutes 01 second East, a distance of 140.58 feet; thence North 41 degrees 41 minutes 24 seconds East, a distance of 504.80 feet; thence North 52 degrees 53 minutes 25 seconds East, a distance of 228.89 feet; thence North 85 degrees 18 minutes 31 seconds East, a distance of 220.61 feet; thence North 79 degrees 04 minutes 12 seconds East, a distance of 113.53 feet; thence North 29 degrees 42 minutes 26 seconds East, a distance of 76.46 feet; thence South 70 degrees 24 minutes 34 seconds East, a distance of 91.14 feet; thence North 83 degrees 36 minutes 57 seconds East, a distance of 111.65 feet; thence South 86 degrees 02 minutes 00 seconds East, a distance of 48.80 feet; thence South 70 degrees 46 minutes 55 seconds East, a distance of 33.06 feet; thence North 87 degrees 25 minutes 08 seconds East, a distance of 151.52 feet; thence North 77 degrees 26 minutes 19 seconds East, a distance of 120.97 feet; thence North 65 degrees 54 minutes 23 seconds East, a distance of 107.75 feet; thence South 76 degrees 37 minutes 35 seconds East, a distance of 53.74 feet; thence North 82 degrees 04 minutes 37 seconds East, a distance of 68.69 feet; thence North 73 degrees 06 minutes 21 seconds East, a distance of 176.31 feet; thence North 63 degrees 16 minutes 52

seconds East, a distance of 175.44 feet; thence North 55 degrees 17 minutes 56 seconds East, a distance of 129.46 feet to a 8-inch beech; thence on new lines of Consolidated and Heartwood, the following ten calls: North 47 degrees 40 minutes 42 seconds East, a distance of 68.74 feet to a 24-inch maple; thence North 36 degrees 50 minutes 29 seconds East, a distance of 106.24 feet; thence North 78 degrees 59 minutes 15 seconds East, a distance of 83.90 feet to a 20-inch poplar; thence North 62 degrees 01 minutes 31 seconds East, a distance of 264.18 feet to a 18-inch poplar; thence North 59 degrees 22 minutes 30 seconds East, a distance of 153.64 feet to a 20-inch hickory; thence North 25 degrees 04 minutes 12 seconds East, a distance of 304.08 feet to a 6-inch poplar; thence North 43 degrees 53 minutes 56 seconds East, a distance of 123.31 feet to a 20-inch hickory; thence North 66 degrees 00 minutes 46 seconds East, a distance of 222.13 feet to a 14-inch poplar; thence South 81 degrees 07 minutes 01 second East, a distance of 94.55 feet to a 4-inch dogwood tree; thence North 89 degrees 39 minutes 52 seconds East, a distance of 106.26 feet to the point of beginning, containing 150.95 acres, Michael R. Maness, R.L.S. #2127, Advanced Land Surveying, Inc., 2000 Wilson School Road, Henderson, TN 38340, dated July 21, 2021, Drawing No. 259.21.

Being the same property conveyed to Heather E. Jones and Jesus A. Mora, a married couple by Limited Warranty Deed from Consolidated Timberlands, LLC, a Georgia limited liability company, of record in Book D37, Page 680, in the Register's Office of Perry County, Tennessee, dated February 18, 2022 and recorded on February 24, 2022.

Parcel 2:

Lying and being in the Third Civil District of Perry County, Tennessee, and being more particularly described as follows:

Beginning at a marked tree in the East line of Consolidated Timberlands as recorded in Deed Book D23, Page 265 and being an old Northwest corner of Heartwood Forestland as recorded in Deed Book S22, Page 212, and being the Southwest corner of Camp Linden Baptist Assembly as recorded in Deed Book T20, Page 554, Register's Office of Perry County, Tennessee; said point being the POINT OF BEGINNING; thence from the point of beginning and with the East line of Consolidated Timberlands, North 02 degrees 54 minutes 56 seconds West, a distance of 133.11 feet to a point in the West right-of way of Highway 13; thence with the West right of way of Highway 13, South 29 degrees 16 minutes 38 seconds East, a distance of 160.66 feet to an iron pin found at the Northeast corner of the old Heartwood Forestland as recorded in Deed Book S22, Page 21; thence with Heartwood Forestland, North 84 degrees 12 minutes 46 seconds West, a distance of 71.41 feet to the point of beginning, containing 0.11 acre, according to survey to Michael R. Maness, TN R.L.S. No. 2127, Advanced Land Surveying, Inc., 2000 Wilson School Road, Henderson, Tennessee, 38340, dated February 22, 2022.

Being the same property conveyed to Heather E. Jones and Jesus A. Mora, a married couple by Special Warranty Deed from Tennessee Baptist Mission Board, a Tennessee non-profit corporation (formerly known as Executive Board of the Tennessee Baptist Convention), of

record in Book D38, Page 136, in the Register's Office of Perry County, Tennessee, dated March 22, 2022 and recorded on April 11, 2022.

Section 6

Tax Assessment, Tax History, and CRS Property Report

Perry (068)

Tax Year 2026 | Reappraisal 2026

Jan 1 Owner
JONES HEATHER E
MORA JESUS
7712 HWY 13 SOUTH
LINDEN TN 37096

Current Owner

HWY 13 SOUTH 7712

Ctrl Map:	Group:	Parcel:	PI:	SI:
117		009.15		000

Value Information

Land Market Value:	$362,500	**Land Use Value:**	$74,500
Improvement Value:	$66,000	**Improvement Value:**	$66,000
Total Market Appraisal:	$428,500	**Total Use Appraisal:**	$140,500
		Assessment Percentage:	25%
		Assessment:	$35,125

Subdivision Data

Subdivision:
CEDAR CREEK TRACT

Plat Book: **Plat Page:** **Block:** **Lot:**

Additional Information

General Information

Class: 12 - Forest
City #:
Special Service District 1: 000
District: 03
Number of Buildings: 0
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: F01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	FSP - FARM SHOP		2,880
1	ASH - ATTACHED SHED		2,400

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
3/22/2022	$1,600	D38	136	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
2/14/2022	$226,425	D37	680	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED

Land Information

Deed Acres: 0 **Calculated Acres:** **Total Land Units:** 151.06

Land Code	Soil Class	Units
62 - WOODLAND 2	P	151.06

Location And Owner Information

County Name	Perry
City Name	
Property Address	7712 Hwy 13 South
Owner Name	Jones Heather E Mora Jesus
Receipt Number	4803
Property Type	Real

Taxes Owed Information

Tax Year	2026
Office Type	County
County Property Taxes	$472.00
Total Owed	$472.00
Due Date	2027-02-28 T00:00:00

Land Information

Parcel Number	03-108- -117- - -009.15- -000
Deeded Acres	0
Calculated Acres	0.0000
Deed Book	D38
Deed Page	136
Deed Date	03/22/2022
Additional Description	

Land Value Information

Land Value	$74,500.00
Improvement Value	$66,000.00
Total Value	$140,500.00
Assessed Value	$35,125.00
Green Belt Indicator	Y
Green Belt Value	$362,500.00

New Owner Information

New Owner Name1	
New Owner Name2	
New Owner Address	
New Owner City	
New Owner State Abbreviation	

Address: 7712 Hwy 13 South

Parcel: 03-108- -117- - -009.15- -000

Site: Perry County Trustee

Tax Year	Receipt Number	Owner Name	Parcel	Additional Info	Last Receipt Date	Received Of	Clerk and Master Status	Total Amount	Interest Amount	Total Paid Amount	Total Owed Amount
2025	4663	Jones Heather E	03-108- -117- - -009.15- -000					$611.00	$64.16	$0.00	$675.16
2024	4645	Jones Heather E	03-108- -117- - -009.15- -000		11/26/2024	MORA JESUS		$329.00	$0.00	$329.00	$0.00
2023	4356	Jones Heather E	03-108- -117- - -009.15- -000		4/16/2024	HEATHER E JONES - MORA		$338.87	$0.00	$338.87	$0.00

MLS Tax Suite™
Powered by CRS Data

Wednesday, August 26, 2026

LOCATION

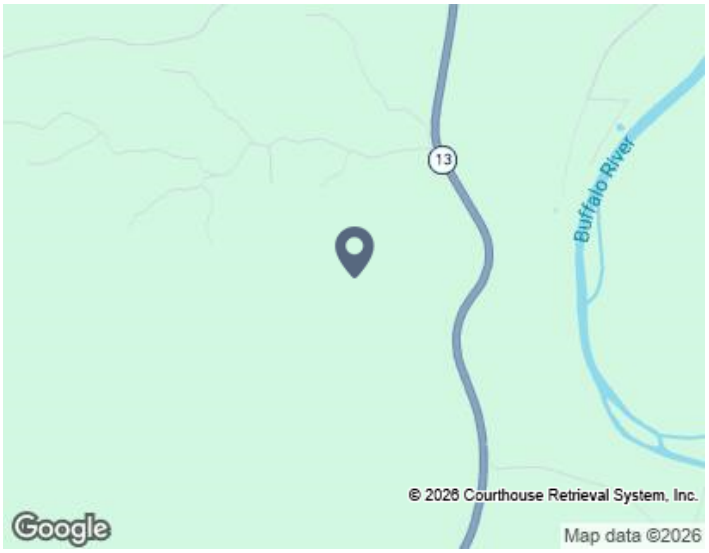
Property Address	7712 Highway 13 S Linden, TN 37096-4245
Subdivision	Cedar Creek Tract
County	Perry County, TN

PROPERTY SUMMARY

Property Type	Forest
Land Use	Agriculture And Related Activities
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	117 009.15
Special Int	000
Alternate Parcel ID	
Land Map	108
District/Ward	03
2020 Census Trct/Blk	9302.02/2
Assessor Roll Year	2025



CURRENT OWNER

Name	Jones Heather E Mora Jesus
Mailing Address	7712 Highway 13 S Linden, TN 37096-4245

SCHOOL INFORMATION

These are the closest schools to the property

Linden Elementary School	6.3 mi
Elementary: Pre K to 4	Distance
Linden Middle School	6.2 mi
Primary Middle: 5 to 8	Distance
Perry County High School	6.2 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/05/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/22/2022	**$1,600**	Jones Heather E Mora Jesus	Jones Heather E Mora Jesus	Warranty Deed		D38/136
2/14/2022	$226,425	Jones Heather E Mora Jesus	Consolidated Timberlands LLC	Warranty Deed		D37/680

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2025	**Assessment Year**	2025		
Appraised Land	$57,300	**Assessed Land**		**Perry**	2.2964
Appraised Improvements	$49,200	**Assessed Improvements**			
Total Tax Appraisal	$106,500	**Total Assessment**	$26,625		
Appraised Land Market	$166,200	**Exempt Amount**			
Total Appraised Market	$215,400	**Exempt Reason**			

TAXES

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Information Deemed Reliable But Not Guarantee

Tax Year	City Taxes	County Taxes	Total Taxes
2025		$611.42	$611.42
2024		$328.96	$328.96
2023		$328.96	$328.96

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
Farm Shop	2880	2023	AVERAGE
Attached Shed	2400	2023	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Agriculture And Related Activities	**Lot Dimensions**	
Block/Lot		**Lot Square Feet**	6,580,147
Latitude/Longitude	35.519298°/-87.854799°	**Acreage**	151.06

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision	Cedar Creek Tract	**Plat Book/Page**	
Block/Lot		**District/Ward**	03
Description			

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Meriwether Lewis Connect, LLC	FIBER	No	1000 Mbps	
Starlink	MOBILE WIRELESS	No	280 Mbps	
HughesNet	SATELLITE	No	100 Mbps	

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 above the 500-year flood level.	47135C0275D	09/29/2010

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