

3/05/18 1:40:29
DK W BK 850 PG 29
DESOTO COUNTY, MS
MISTY HEFFNER, CH CLK

Prepared by & Return to:

O'Brien Law Firm, LLC
1630 Goodman Rd., Suite 5
Southaven, MS 38671
662-349-3339

Grantor:
Taylor Dockery

Address:
10628 Highway 178
Olive Branch, MS 38654

Phone: 662-895-2394

Grantee:
Cheryl Denise Taylor

Address:
10652 Highway 178
Olive Branch, MS 38654

Phone: 901-409-3419

Indexing Instructions: .31 acres, more or less, commonly known as Lot 1, Jim Adams Subdivision, PB 105, PG 15, Section 2, Township 2 South, Range 6 West, DeSoto County, MS

QUITCLAIM DEED

TAYLOR DOCKERY,

GRANTOR

TO:

CHERYL DENISE TAYLOR,

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, I, TAYLOR DOCKERY, Grantor, do hereby grant, bargain, sell, quitclaim and convey any and all of my interest to CHERYL DENISE TAYLOR, Grantee, the following described property lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to-wit:

A 0.31, more or less, acre tract of land, being hereafter known as Lot 1 of the Jim Adams Subdivision as recorded in Plat Book 105, Page 15, located in the Northwest Quarter of Section 2, Township 2 South, Range 6 West, Olive Branch, DeSoto County, Mississippi, further described as follows: Commencing at the Northeast corner of Section 2, Township 2 South, Range 6 West; thence South 00 degrees, 40 minutes, 07 seconds E a distance of 3875.73 feet to a point on the East line of said Section; thence South 90 Degrees, 00 minutes, 00 seconds West a distance of 1610.75 feet to a 1/2" rebar set being the Southeast corner of Lot 4 of said subdivision; thence North 49 degrees, 34 minutes, 53 seconds West along the North

right-of-way of U.S. Highway 78 a distance of 514.56 feet to a ½" rebar set being a common corner of the herein described property and Lot 2 and the point of beginning; thence continuing along said right-of-way North 49 degrees, 34 minutes, 53 seconds West a distance of 107.82 feet to an iron pin found; thence North 53 degrees, 31 minutes, 32 seconds East a distance of 147.19 feet to a ½" rebar set being a common corner of the herein described property and Lot 2; thence South 47 degrees, 29 minutes, 01 seconds East along the South line of Lot 2 a distance of 78.92 feet to a ½" rebar set being a common corner of said Lot 2 and the herein described property; thence South 42 degrees, 13 minutes, 22 seconds West along the West line of Lot 2 a distance of 140.53 feet to a ½" rebar set which is the True Point of Beginning; having an area 13273.81 square feet, 0.305 acres.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

Being the same property conveyed to Cheryl Taylor and Jessie Woods by Quitclaim Deed recorded March 6, 2008, in Book 579, Page 723, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Jessie Woods and Jessie Woods Dockery are one and the same individual.

TO HAVE AND TO HOLD the above quitclaimed premises, together with all and singular the hereditament and appurtenances thereunder belonging or in any wise appertaining to said Grantee, her assigns and heirs, forever.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF SURVEY, TITLE EXAMINATION OR SERVING AS CLOSING AGENT, FROM INFORMATION FURNISHED TO THE O'BRIEN LAW FIRM, LLC. THE O'BRIEN LAW FIRM, LLC, PREPARER OF THIS DEED, MAKES NO WARRANTIES AS TO TITLE TO THE PROPERTY OR TO THE ACCURACY OF INFORMATION FURNISHED.

WITNESS the signature of the said Grantor, on this the 23 day of JAN, 2018.


TAYLOR DOCKERY

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for said County and State, the within named **TAYLOR DOCKERY** who acknowledged that he executed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 23 day of January, 2018.



NOTARY PUBLIC

MY COMMISSION EXPIRES:
06/29/2018

