



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-01493	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	SLEETA HOWELL		
PROPERTY ADDRESS:	8813 MEADOWLARK CIR, SOUTH FULTON, TN 38257		
CITY, STATE AND COUNTY:	SOUTH FULTON, TENNESSEE (TN), OBION		

SEARCH INFORMATION

SEARCH DATE:	01/24/2025	EFFECTIVE DATE:	01/23/2025
NAME(S) SEARCHED:	SLEETA HOWELL		
ADDRESS/PARCEL SEARCHED:	8813 MEADOWLARK CIR, SOUTH FULTON, TN 38257/031 01600 000		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

TREVOR ALLEN PYLE AND SETH CAMERON HOWELL	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	SLEETA HOLDER HOWELL
DATED DATE:	10/26/2020	GRANTEE:	TREVOR ALLEN PYLE AND SETH CAMERON HOWELL
BOOK/PAGE:	267/389	RECORDED DATE:	11/10/2020
INSTRUMENT NO:	64572		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF SOUTH FULTON
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ADDITIONAL NOTES

WARRANTY DEED RECORDED ON 09/28/1999 IN BOOK 24 PAGE 462.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED AND LYING IN THE 16TH CIVIL DISTRICT, OBION COUNTY, TENNESSEE.

BEING IDENTIFIED AS TAX MAP 31, PARCEL 16.00, TAX ASSESSOR'S OFFICE OF OBION COUNTY, TENNESSEE.

TRACT NO. 1: BEING LOT NO. 8, IN THE MEADOW LARK SUBDIVISION ACCORDING TO THE PLAT OF SAID SUBDIVISION AS THE SAME APPEARS OF RECORD IN PLAT BOOK 4, PAGE 71, IN THE REGISTER'S OFFICE OF OBION COUNTY, TENNESSEE.

BEING IDENTIFIED AS TAX MAP 28, PARCEL 71.00, TAX ASSESSOR'S OFFICE OF OBION COUNTY, TENNESSEE.

TRACT NO. 2: SITUATED ABOUT 2 1/2 MILES SOUTH OF SOUTH FULTON, TENNESSEE, AND BEING LOT NO. 9 IN THE MEADOW LARK SUBDIVISION AS SHOWN ON A PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 71, IN THE REGISTER'S OFFICE OF OBION COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO SLEETA HOLDER HOWELL IN WARRANTY DEED DATED SEPTEMBER 25, 1999, AND RECORDED IN DEED BOOK 24-U, PAGE 462, REGISTER'S OFFICE OF OBION COUNTY, TENNESSEE.

Obion (066)	Jan 1 Owner	Current Owner	MEADOWLARK CIR 8813			
Tax Year 2025 Reappraisal 2023	HOWELL SLEETA HOLDER		Ctrl Map:	Group:	Parcel:	PI:
	8813 MEADOWLARK CIRCLE		031		016.00	SI:
	SOUTH FULTON TN 38257					000

Value Information

Land Market Value:	\$7,900
Improvement Value:	\$135,200
Total Market Appraisal:	\$143,100
Assessment Percentage:	25%
Assessment:	\$35,775

Subdivision Data

Subdivision:			
MEADOW LARK S/D			
Plat Book:	Plat Page:	Block:	Lot:
4	71		8

Additional Information

SLEETA HOLDER HOWELL LIFE EST

General Information

Class: 00 - Residential	City:
City #:	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: G40
District: 16	Number of Mobile Homes: 0
Number of Buildings: 1	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL	Zoning:
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Building #	Type	Description	Units
1	UTB - UTILITY BUILDING		1

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 0.56
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Land Code	Soil Class	Units
04 - IMP SITE		0.56

Residential Building #: 1

Improvement Type:
01 - SINGLE FAMILY
Exterior Wall:
11 - COMMON BRICK
Heat and AC:
8 - HEAT AND COOLING PKG
Quality:
1 - AVERAGE
Square Feet of Living Area:
1444
Foundation:
02 - CONTINUOUS FOOTING
Roof Framing:
02 - GABLE/HIP
Cabinet/Millwork:
03 - AVERAGE
Interior Finish:
10 - PANEL-PLAST-DRYWALL
Bath Tiles:
00 - NONE
Shape:
02 - L-SHAPED

Building Sketch



Stories:
1.00
Actual Year Built:
1976
Plumbing Fixtures:
5
Condition:
AV - AVERAGE
Floor System:
04 - WOOD W/ SUB FLOOR
Roof Cover/Deck:
03 - COMPOSITION SHINGLE
Floor Finish:
11 - CARPET COMBINATION
Paint/Decor:
03 - AVERAGE
Electrical:
03 - AVERAGE
Structural Frame:
00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,444
OPF - OPEN PORCH FINISHED	24
GRF - GARAGE FINISHED	400

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/26/2020	\$0	267	389		QC - QUITCLAIM DEED	-
9/25/1999	\$73,000	24U	462	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
4/16/1994	\$70,000	22X	203	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
1/1/1975	\$3,000	18H	243	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, SLEETA HOLDER HOWELL, have bargained and sold and by these presents does hereby quitclaim and convey unto Trevor Allen Pyle and Seth Cameron Howell, subject to the life estate reserved by Sleeta Holder Howell, all the rights, title, and interest in and to my interest in the following described real estate located and lying in the 16th Civil District, Obion County, Tennessee.

Being identified as Tax Map 31, Parcel 16.00, Tax Assessor's Office of Obion County, Tennessee.

TRACT NO. 1: BEING LOT No. 8, in the Meadow Lark Subdivision according to the plat of said subdivision as the same appears of record in Plat Book 4, Page 71, in the Register's Office of Obion County, Tennessee.

Being identified as Tax Map 28, Parcel 71.00, Tax Assessor's Office of Obion County, Tennessee.

TRACT NO. 2: SITUATED about 2 ½ miles south of South Fulton, Tennessee, and being Lot No. 9 in the Meadow Lark Subdivision as shown on a plat of said subdivision recorded in Plat Book 4, Page 71, in the Register's Office of Obion County, Tennessee.

Being the same property conveyed to Sleeta Holder Howell in Warranty Deed dated September 25, 1999, and recorded in Deed Book 24-U, Page 462, Register's Office of Obion County, Tennessee.

**THIS DOCUMENT PREPARED BY: JUDY B. BARKER, ATTORNEY
UNION CITY, TENNESSEE 38281**

Statement required by T.C.A. 66-24-121: The foregoing legal descriptions are the same contained in the previous deed of record.

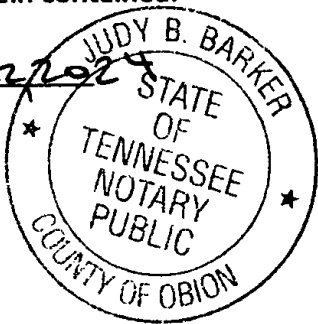
EXECUTED this 26th day of October, 2020.

Sleeta Holder Howell
SLEETA HOLDER HOWELL

STATE OF TENNESSEE
COUNTY OF OBION

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, duly commissioned and qualified, Sleeta Holder Howell, the within named grantor, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purpose therein contained.

Given under my hand and seal of the office on the 26th day of October 2020
Judy B. Barker Notary Public My commission expires: May 22, 2024



STATE OF TENNESSEE, OBION COUNTY I (or we)
Hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ True quitclaim which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.
Judy B. Barker
Affiant
Adelight A. Clallough
Deputy Register or Notary

Property owner and
Person or agency responsible
for payment of taxes:
Sleeta Holder Howell
(Name of person or agency)
8813 Meadowlark Circle
(Address of above party)
South Fulton, TN 38257

STATE OF TENNESSEE, OBION COUNTY
ASSESSOR OF PROPERTY
BY Gammis Perreman
FILED 11/10/20 AT 5:00 CLOCK
MAP 31 GR PR 16.00 and 28 71.00
COMPLETE ✓ PARTIAL

Cheryl Reddin, Register
Obion County Tennessee
Rec #: 46690 Instrument #: 64572
Rec'd: 10.00 Recorded
State: 0.00 11/10/2020 at 11:13 AM
Clerk: 0.00 in Record Book
Other: 2.00 267
Total: 12.00 PGS 389-390

WARRANTY DEED

THIS DEED entered into and between WILBERT R. VETTER and wife, GLENNA L. VETTER, parties of the first part and grantors herein, and SLEETA HOLDER HOWELL, party of the second part and grantee herein,

WITNESSETH:

That for and in consideration of SEVENTY-THREE THOUSAND AND NO/100 (\$73,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the first parties do hereby and herein sell, bargain, transfer and convey unto the said second party, her heirs and assigns forever, the following described lots or parcels of land, with the improvements thereon, situated in the 16th Civil District of Obion County, Tennessee, and more particularly described as follows:

TRACT NO. 1:

BEING Lot No. 8, in the Meadow Lark Subdivision according to the plat of said subdivision as the same appears of record in Plat Book 4, Page 71, in the Register's office of Obion County, Tennessee.

Map 31, Parcel 16

TRACT NO. 2:

SITUATED about 2 ½ miles south of South Fulton, Tennessee, and being Lot No. 9 in the Meadow Lark Subdivision as shown on a plat of said subdivision recorded in Plat Book 4, Page 71, in the Register's Office of Obion County, Tennessee.

Map 28, Parcel 71.00

THE above tracts being the same property conveyed to Wilbert R. Vetter and wife, Glenna L. Vetter, by Deed from William H. Bruce, single, recorded in Deed Book 22-X, Page 203, in the Register's Office of Obion County, Tennessee.

NOTE: The description of property contained herein is the same as in the previous Deed of Record.

TO HAVE AND TO HOLD the said lots or parcels of land, together with all of the appurtenances and improvements thereunto belonging, unto the said second party, her heirs and assigns forever.

First parties covenant with the second party that they are the owners and in lawful possession of the premises and have a lawful right to convey the same, and that the same is unencumbered; and that they, their heirs and representatives, will warrant and forever defend the title thereto unto the said second party, her heirs and representatives, against the lawful claims of all persons whomsoever.

WITNESS our hands, this 25th day of September, 1999.

Wilbert R. Vetter
WILBERT R. VETTER

Glenna L. Vetter
GLENNA L. VETTER

STATE OF KENTUCKY

COUNTY OF FULTON

Personally appeared before me, the undersigned Notary Public, in and for the state and county aforesaid, duly commissioned and qualified, WILBERT R. VETTER and wife, GLENNA L. VETTER, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and expressed.

Given under my hand and seal of office, at office, this 25th day of September, 1999.


My Commission Expires:
8/31/02

Patti C. Alexander
Notary Public

The person responsible for the payment of taxes for the year 1999 and all future taxes is: Sleeta Holder Howell, 8813 Meadowlark, South Fulton, Tennessee 38257.

THIS INSTRUMENT PREPARED BY:

WARREN & WARREN
Attorneys at Law
Fulton, Kentucky 42041

BY

Hal Warren
HAL WARREN

AFFIDAVIT

STATE OF Kentucky COUNTY OF Kentucky at Large

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which-ever is greater is \$ 13,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant-Grantee

Sleeta Howell

STATE OF TENNESSEE, OBION COUNTY

ASSESSOR OF PROPERTY

BY

Opdy Smith

Subscribed and sworn to before me this

September 25, 1999.

FILED 9-28 1999 AT 9:40 O'CLOCK

RECEIPT #

\$1.00 Fee Officer authorized to administer oaths:

MAP

28

GP

PR

11.00

Patty C Alexander

COMPLETE

PARTIAL

31-16.00

(SEAL) My Commission Expires: 8/31/02

State of Tennessee, Obion County

This instrument was filed Sept. 28, 1999

Time 9:30 A.M. and recorded in Deed Book 24-U

Page 462-464 State Tax paid 270.10 fee 1.00

Rec. Fee \$ 12.00 Total \$ 285.10

Register Willis Long Receipt No. 8190

retention 45 pg. 180



Search Time = 0 minute(s), 0 second(s)
15 records found

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type	Date	Class	Bk-Pg/File#
1	✓ HOWELL SLEETA [EE]	OLD NATIONAL BANK	REL	6/7/2001	MIS	57H-818
2	✓ HOWELL SLEETA [OR]	THE CITIZENS BANK	TD	3/4/2005	TD	67O-902
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		MEADOW LARKTRACT				
3	✓ HOWELL SLEETA [EE]	THE CITIZENS BANK	REL	11/17/2014	RB	144-642
4	✓ HOWELL SLEETA H [OR]	OLD NATIONAL BANK	TD	5/11/2001	TD	61L-95
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		8813 MEADOWLARK CIRCLE S FULTONTRACT				
5	✓ HOWELL SLEETA H [EE]	OLD NATIONAL BANK	REL	5/27/2003	MIS	57R-480
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		8813 MEADOWLARK CIR SOUTH FULTONTRACT				
6	✓ HOWELL SLEETA H [EE]	WELLS FARGO BANK NA	REL	8/24/2017	RB	201-721
7	✓ HOWELL SLEETA HOLDER [EE]	VETTER WILBERT R	WD	9/28/1999	WD	24U-462
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		MEADOW LARKTRACT16				
8	✓ HOWELL SLEETA HOLDER [OR]	CITY NATIONAL BANK	TD	9/28/1999	TD	59P-274
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		MEADOW LARKTRACT				
9	✓ HOWELL SLEETA HOLDER [OR]	OLD NATIONAL BANK	TD	7/17/2003	TD	65I-323
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		MEADOW LARKTRACT				
10	✓ HOWELL SLEETA HOLDER [OR]	THE CITIZENS BANK	TD	3/4/2005	TD	67O-902
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		MEADOW LARKTRACT				
11	✓ HOWELL SLEETA HOLDER [OR]	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC.	ASGN	2/13/2006	MIS	69B-286
12	✓ HOWELL SLEETA HOLDER [OR]	HERITAGE BANK USA INC	TD	11/3/2014	RB	143-777
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		MEADOW LARKTRACT				
13	✓ HOWELL SLEETA HOLDER [OR]	LEE JOSEPH CURT	WD	10/25/2017	RB	205-342
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		MEADOWLARK0.18216				
14	✓ HOWELL SLEETA HOLDER [OR]	HOWELL SLEETA HOLDER	QD	11/10/2020	RB	267-389
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		MEADOW LARK8/916				
15	✓ HOWELL SLEETA HOLDER [EE]	HOWELL SLEETA HOLDER	QD	11/10/2020	RB	267-389
		SubdivisionSectionPhaseLotBuildingUnitAcresDist				
		MEADOW LARK8/916				

Indexes are current as of 1/24/2025 2:15p. Images are current as of 1/24/2025 2:15p.

Check out our backscanned documents and index books. We are in the process of back indexing some older documents.

Obion County Tennessee