

PUBLICATION NOTICE

In the Chancery Court of Carroll County, Tennessee

Donald L. Perkins vs. Stanley Higdon and the Known Heirs of Stanley Higdon, Freeman Cole, Thomas Hardy, and any Unknown Defendants

Civil Action No. 2025CV161

Notice by Publication to Stanley Higdon and the Known Heirs of Stanley Higdon, Freeman Cole, Thomas Hardy, and any Unknown Defendants

TO: Stanley Higdon and the Known Heirs of Stanley Higdon, Freeman Cole, Thomas Hardy, and any Unknown Defendants

Any responsive pleadings you wish to file in the case styled Donald L. Perkins vs. Stanley Higdon and the Known Heirs of Stanley Higdon, Freeman Cole, Thomas Hardy, and any Unknown Defendants, Carroll County Chancery Court No. 2025CV161, must be filed with Kenneth Todd, the Carroll County Court Clerk & Master, whose address is 99 Court Square, Suite 105 Huntingdon, TN 38344, within (60) days after the last date of publication hereof, and a copy of said pleading should be mailed to Allison S. Whittedge, Rainey, Kizer, Reviere & Bell, PLLC, the attorney for the Plaintiff, Donald L. Perkins, whose address is 226 South Lindell Street, Martin, Tennessee 38237.

This is a Complaint for Claim of Abandoned Mineral Interest to real property located at 192 Pond Branch Road, Buena Vista, Tennessee 38318 and of record in Book 401, Page 144 in the Register of Deeds' Office of Carroll County, Tennessee.

Beginning at an iron pin found in the west margin of Rowland Mill Road (25 feet from center), said point being the northeast corner of the Ronnie M. Fowler and wife Patricia A. Fowler property as recorded in Deed Book 386 page 409; runs thence with the north line of the Fowler property North 82 degrees 12 minutes 42 seconds West 447.78 feet to an iron pin found, said point being the true point of beginning; runs thence with the west line of the Fowler property the following calls; South 01 degrees 34 minutes 03 seconds West a distance of 229.19 feet to an iron pin found; runs thence North 72 degrees 49 minutes 25 seconds West a distance of 124.90 feet to an iron pin found; runs thence South 66 degrees 02 minutes 04 seconds West a distance of 300.42 feet to an iron pin found; runs thence South 10 degrees 30 minutes 53 seconds West a distance of 206.41 feet to an iron pin found; runs thence South 51 degrees 05 minutes 34 seconds West a distance of 213.83 feet to an iron pin found; runs thence South 07 degrees 40 minutes 50 seconds East a distance of 100.32 feet to an iron pin found; runs thence South 69 degrees 50 minutes 04 seconds West a distance of 261.53 feet to an iron pin found; runs thence South 37 degrees 55 minutes 03 seconds West a distance of 259.84 feet to an iron pin found; runs thence South 32 degrees 03 minutes 42 seconds West a distance of 95.17 feet to an iron pin found; runs thence South 30 degrees 17 minutes 28 seconds East a distance of 178.49 feet to an iron pin found; runs thence South 72 degrees 21 minutes 01 seconds East a distance of 229.72 feet to an iron in found; runs thence South 45 degrees 19 minutes 02 seconds East a distance of 459.78 feet to an iron pin found; runs thence North 82 degrees 08 minutes 16 seconds East a distance of 303.53 feet to an iron pin found; runs thence North 64 degrees 58 minutes 38 seconds East a distance of 235.27 feet to an iron pin found, said point being the northwest corner of Albert Reinikis property as recorded in Deed Book 329 Page 894; runs thence with the west line of the Reinikis property generally with a fence South 02 degrees 23 minutes 07 seconds West a distance of 1048.03 feet to an iron pin set (all iron pin sets are 1/2 inch i: 18 inch rebar with identification cap stamped Surveying Services); runs thence continuing with the west line of Reinikis property South 09 degrees 42 minutes 56 seconds East a distance of 1106.95 feet to an iron pin set in the north line of the Glenn M. Plummer and wife Beth B. Plummer property as recorded in Deed Book 116 Page 259; runs thence with the north line of the Plummer property North 87 degrees 21 minutes 46 seconds West a distance of 1194.00 feet to a 1/2 inch angle iron found in the east Hoe of the Karen Frazee property as recorded in Deed Book 264 Page 108; runs thence with the east line of the Frazee property North 01 degrees 17 minutes 20 seconds West a distance of 221.00 feet to an iron pin set, said point being the northeast corner of the Frazee property; runs thence with the north line of the Frazee property and continuing with the north line of the Hollis Ledbetter property as recorded in Deed Book 172 Page 331 South 71 degrees 42 minutes 09 seconds West a distance of 942.83 feet to an Iron pin set, said point being the southeast corner of the Dwayne 1). Maddox property as recorded in Deed Book 244 Page 65; runs thence .with the east line of the Maddox property North 15 degrees 43 minutes 33 seconds West a distance of 209.00 feet to an iron pin set, said point being the northeast corner of the Maddox property; runs thence with the north line of the Maddox property South 71 degrees 43 minutes 59 seconds West passing an iron pin set at 601.77 feet and continuing for a total distance of 627.00 feet to a P.K. Nail set in the corner of Pond Branch Road, runs thence with the center of Pond Branch Road the following calls; North 10 degrees 34 minutes 01 seconds West a distance of 130.54 feet to a Point; runs thence along a curve to the right having a radius of 600.00 feet, a chord direction of North 01 degrees 04 minutes 49 seconds West, a chord length of 197.78 feet and arc length of 198.69 feet along said curve to a Point; runs thence North 09 degrees 56 minutes 24 seconds East a distance of 139.67 feet to a Point,

said point being the southwest corner of the Paul Hollingsworth and wife Dawn Hollingsworth property as recorded in Deed Book 281 Page 410; runs thence with the south line of the Hollingsworth property South 85 degrees 40 minutes 4S seconds East passing an iron pin set at 21.32 feet and continuing for a total distance of 515.00 feet to an 3/8 inch iron pin found (Marshall Turner); runs thence with the east line of the Hollingsworth property North 02 degrees 31 minutes 49 seconds East a distance of 281.00 feet to an 3/8 inch iron pin found (Marshall Turner); runs thence with the north line of the Hollingsworth property North 85 degrees 40 minutes 45 seconds West passing an iron pin set at a distance of 482.31 feet and continuing for a total distance of 515.00 feet to a Point in the center of Pond Branch Road; runs thence with the center of Pond Branch Road the following calls; North 0S degrees 40 minutes 57 seconds East a distance of 453.26 feet to a Point; runs thence along a curve to the left having a radius of 250.00 feet, a chord direction of North 18 degrees 57 minutes 16 seconds West, a chord length of 20S.07 feet an arc length of 211.30 feet along said curve to a Point; runs thence North 43 degrees 10 minutes 05 seconds West a distance of 59.08 feet to a Point; runs thence North 39 degrees 36 minutes 55 seconds West a distance of 95.00 feet to a Point; runs thence North 36 degrees 27 minutes 04 seconds West a distance of 101.57 feet to a Point; runs thence along a curve to the left having a radius of 800,00 feet, a chord direction of North 45 degrees 45 minutes 03 seconds West, a chord length of 258.56 feet an arc length of 259.70 feet along said curve to a Point; runs thence North 55 degrees 03 minutes 02 seconds West a distance of 233.30 feet to a Point; runs thence along a curve to the right having a radius of 1000.00 feet, a chord direction of North 42 degrees 02 minutes 33 seconds West, a chord length of 450.18 feet an arc length of 454.07 feet along said curve to a Point; runs thence North 28 degrees 37 minutes 30 seconds West a distance of 297.55 feet to a Point; runs thence North 26 degrees 38 minutes 24 seconds West a distance of 163.15 feet to a Point; runs thence North 20 degrees 20 minutes 08 seconds West a distance of 128.34 feet to a Point; runs thence North 06 degrees 42 minutes 17 seconds West a distance of 49.31 feet to a Point; runs thence North 00 degrees 43 minutes 42 seconds West a distance of 14.46 feet to a P .K. Nail set, said point being the Southwest corner of the Rodney Hargrove and wife Cindy Hargrove property as recorded in Deed Book 256 Page 266; runs thence with the south line of the Hargrove property the following calls; North 84 degrees 04 minutes 25 seconds East passing an iron pin set at 25.06 feet and continuing for a total distance of 553.75 feet to a 12 inch Elm tree with fence; runs thence South 81 degrees 21 minutes 37 seconds East a distance of 243.00 feet to a 12 inch Oak tree with fence; runs thence South 87 degrees 36 minutes 37 seconds East a distance of 757.00 feet to a 15 inch tree with fence; runs thence South 89 degrees 36 minutes 37 seconds East a distance of 531.89 feet to an car axle found, said point being the south east corner of the Hargrove property; runs thence with the east line of the Hargrove property with a partial fence found north 04 degrees 03 minutes 32 seconds East a distance of 1037.61 feet to an wooden fence corner post found, said point being the southwest corner of the Richard Wayne Norden property as recorded in Deed Book 252 Page 462; runs thence with the south line of the Norden property and continuing with the south line of the Sandra Hensley, Jacquelyn Prince. Zachary S. Spivey and Torri Hensley property as recorded in Deed Book 364 Page 888 generally with a fence South 86 degrees 50 minutes 48 seconds East a distance of 508.87 feet to a 15 inch Oak Tree found; runs thence South 82 degrees 06 minutes 14 seconds East a distance of 965.22 feet to the Point of Beginning containing 192.10 acres or 8368086.84 square feet more or less. Surveyed by Bryan J. Batte, R.L.S. 2190, Surveying Services Inc., 41 Heritage Square, Jackson, TN 38305.

This property is subject to the Carroll County Highway Department Easement along the east side of Pond Branch Road from the centerline to 25 feet east.

Being the same property acquired by Ronnie Fowler and wife, Patricia Fowler, by Warranty Deed from Byrd Fowler dated August 18, 1988, recorded August 18, 1988, at 2:25 p.m., of record in Deed Book 233, page 681, and deed from W. Kent Jones, Trustee dated July 17, 2003, recorded February 2, 2004, at 2:08 p.m., of record in Deed Book 319, page 991, both in the Register's Office of Carroll County, Tennessee.

Being Map 88, Parcel 6.03

A hearing on Plaintiff's Verified Complaint to Quiet Title shall be heard on Tuesday, November 18, 2025 at 9:00 a.m., in the Chancery Courtroom at the Carroll County Courthouse in Huntingdon, Tennessee. Your failure to appear or assert your rights may result in a default judgment being granted in favor of the Plaintiff and any interest you may have in the property being divested in favor of the Plaintiff.

Pursuant to TCA § 66-5-108(e)(3), it is ordered that publication of this notice be made for three (3) consecutive weeks in the McKenzie Banner, a daily newspaper published in Carroll County, Tennessee. The mineral interest identified in the Complaint shall lapse in sixty (60) day after publication.

This the 19th day of August, 2025.

By: Kenneth Todd, Clerk & Master