

OWNER/RESPONSIBLE TAXPAYER: THIS INSTRUMENT PREPARED BY:

Map 137H, Group G, Parcel 019

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
File No. 210012 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2021,
between JOHN ANDERSON KERR, PERSONAL REPRESENTATIVE OF THE
ESTATE OF JOHN W. ENDSLEY, First Party, and _____,
_____, Second Parties:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100
(\$10.00) DOLLARS, and other good and valuable consideration, to her in hand paid by
said Second Parties, the receipt of which is hereby acknowledged, has granted, bargained,
sold and conveyed, and does by these presents grant, bargain, sell and convey unto
Second Parties the real property described as follows:

SITUATED in District No. Nine (9) of Knox County, Tennessee, and without the
corporate limits of the City of Knoxville, Tennessee, and being known and
designated as Lot 82, Wildwood Gardens, Phase I, Unit 3, a subdivision to Knox
County, Tennessee, as shown on the map of the same of record in Map Book 90-
S, page 54, in the Knox County Register's Office, to which map specific reference
is hereby made for a more particular description, and being according to the
survey of Howard Smokey Mountain Land Surveying, 117 South Boulevard Way,
Sevierville, TN 37862, dated January 23, 1991, and bearing Drawing No. 90-051.

BEING the same property conveyed to John W. Endsley by Warranty Deed from
Kyle C. Weaver and wife, Dana F. Weaver, dated January 30, 1991, and recorded
in Deed Book 2030, page 742, in the Knox County Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions,
agreements, easements and building setback lines as are shown in the records of
the Knox County Register's Office, and further to any matter and/or condition
which would be disclosed by a current, accurate survey or inspection of the
property herein described.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all
claims therein, including homestead. TO HAVE AND TO HOLD the same unto the
Second Parties, their heirs, successors and assigns forever.

AND said First Party, for himself and his successors and assigns, does hereby covenant with said Second Parties, their heirs, successors and assigns, that she is lawfully seized in fee simple of the interest in the premises above conveyed and has full power, authority and right to convey the same, that said premises is free from all encumbrances and that she will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth herein and 2021 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree to pay.

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

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument as of the day and year first above written.

John Anderson Kerr, Personal
Representative of the Estate of John W.
Endsley

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, JOHN ANDERSON KERR, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN W. ENDSLEY, the within named bargainer, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this ____ day of _____, 2021.

Notary Public

My Commission expires:

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

Affiant _____.

Subscribed and sworn to before me this _____ day of _____, 2021.

Notary Public

My Commission Expires: _____