

OWNER/RESPONSIBLE TAXPAYER:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Map 056K, Group B, Parcel 020.00

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, Tennessee 37929

File No. 210670 (TMA)

### WARRANTY DEED

THIS INDENTURE made as of the \_\_\_\_ day of \_\_\_\_\_, 2021, between CHARLES KENNETH DAVIDSON, JR. and wife, SHARON DAVIDSON, First Parties, and \_\_\_\_\_, Second Parties:

### WITNESSETH

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

SITUATED, LYING AND BEING in the First Civil District of McMinn County, Tennessee, and within the corporate limits of the City of Athens, Tennessee, and being a tract of land lying on the north side of Tennessee Highway #30, and being bounded on the east by Mission Street, on the west by Hudson and Neal, and Vincent; and on the north by Davidson, and being more particularly described as follows:

BEGINNING at an iron pin in the north line of Tennessee Highway #30, being at the southeast corner of Hudson and Neal, and also being the southwest corner of the within described property, said point of BEGINNING being also South 88 deg. 41 min. West, 104.6 feet measured along the north line of Tennessee Highway #30 from the point where Tennessee Highway #30 would intersect with the west line of Mission Street if said lines were produced to their intersecting point; from said point of BEGINNING North 01 deg. 20 min. West, 207.8 feet along the common dividing line with Hudson and Neal, and Vincent to a point; thence North 88 deg. 41 min. East, 111.4 feet along a severance with Davidson to an iron pin in the west line of Mission Street; thence South 00 deg. 23 min. East, 73.1 feet along the west line of Mission Street to a nail and cap; thence South 89 deg. 37 min. West, 3.5 feet to a nail; thence South 00 deg. 23 min. East, 106.8 feet to a nail; thence around a curve to the right turning on a radius of 28.7 feet to a point which is a chord call of South 44 deg. 09 min. West, and a distance of 40.2 feet from where said curve commenced; thence South 88 deg. 41 min. West, 76.4 feet to a point BEGINNING, according to the survey of Morgan Watkins Engineering Company, Paul R. Lingerfelt, Surveyor, bearing date of October 11, 1978.

BEING part of the same property conveyed to Charles Kenneth Davidson, Jr. and wife, Sharon Davidson by Warranty Deed from Kenneth C. Davidson and wife, Betty B. Davidson, dated April 15, 2009, and recorded in Warranty Deed Book 18N, page 388, in the McMinn County Register's Office.

LESS AND EXCEPT that property conveyed to the State of Tennessee by deed recorded in Book 8N, page 224, in the McMinn 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 McMinn 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 Parties, for themselves and their heirs, successors and assigns, does hereby covenant with said Second Parties, their heirs, successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they 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 taxes for the year 2021, 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 Parties have executed this instrument as of the day and year first above written.

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Charles Kenneth Davidson, Jr.

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Sharon Davidson

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, CHARLES KENNETH DAVIDSON, JR. and wife, SHARON DAVIDSON, the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they 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: \_\_\_\_\_