

OWNER/RESPONSIBLE TAXPAYER:

Map 072, Parcel 065.00

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 210924 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2021,
between MAX F. KING, being one and the same person as Max King, 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 him 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 the Fifth Civil District of Sevier County, Tennessee, and being known and designated as Tracts 1 and 2 of the Property of Max King as shown on the map recorded in Map Book _____, page _____, in the Sevier County Register's Office, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Max King by Warranty Deed from Carl R. McCarter, C. B. McCarter, James D. McCarter, Frank E. McCarter, Desmer Mashburn and Evelyn Matthews, dated April 6, 1976, and recorded in Deed Book 258, page 414, in the Sevier 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 Sevier 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 heirs, successors and assigns, does hereby covenant with said Second Parties, their heirs, successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that he 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.

The above described property is commercial property and has never been used by First Party or any of his immediate family as a personal residence.

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 has executed this instrument as of the day and year first above written.

Max F. King

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, MAX F. KING, being one and the same person as Max King, the within named bargainor, with whom I am personally acquainted (or who proved to be 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: _____