

OWNER/RESPONSIBLE TAXPAYER:

Map 070I, Group A, Parcel 003

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

File No. 221168 (TMA)

SPECIAL WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2022, between **EAST TENNESSEE HUMAN RESOURCE AGENCY**, by **Lynette Edwards, Representative Agent, as Conservator for Irene Hill, being one and the same person as Irene Mary Hill**, First Party, and _____, Second Parties.

WITNESSETH:

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND 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, to-wit:

SITUATED in District No. Eight (8) of Blount County, Tennessee, and being all of Lot No. three (3) of Fair Oaks Subdivision, as shown by plat of record in Map File 708B, in the Blount County Register's Office, and as shown by survey of Wade B. Nance, Surveyor, dated June 25, 1987, bearing File No. A-5118, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to William George Hill and wife, Irene Mary Hill by Warranty Deed from Luke H. Banker, II and wife, Mary Ann Cowan, dated August 28, 1997, and recorded in Deed Book 602, page 825, in the Blount County Register's Office. William George Hill died leaving Irene Mary Hill as the surviving tenant by the entirety.

First Party avers that William George Hill and Irene Mary Hill were married at the time they acquired the above referenced property and remained married without intervening divorce or legal separation until the demise of William George Hill, leaving Irene Mary Hill as the surviving tenant by the entirety.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the same unto the Second Parties, their heirs, successors and assigns, together with all of the rights and interest thereunto belonging, in fee simple.

This conveyance is made subject to the matters set forth herein and 2022 taxes which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

First Party covenants that she is lawfully seized in fee simple of the premises and that she has a good and lawful right to sell and convey the same. Except as stated herein, First Party further covenants that she will warrant and defend the title to said premises unto the Second Parties, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

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 caused this instrument to be executed the day and year first above written.

EAST TENNESSEE HUMAN RESOURCE
AGENCY

By: _____
Lynette Edwards, Representative
Agent, as Conservator for Irene Hill,
being one and the same person as
Irene Mary Hill

STATE OF TENNESSEE

COUNTY OF KNOX

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **LYNETTE EDWARDS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Representative Agent of **EAST TENNESSEE HUMAN RESOURCE AGENCY, as Conservator for Irene Hill, being one and the same person as Irene Mary Hill**, the within named bargainor, and that she as such Representative Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of East Tennessee Human Resource Agency by herself as Representative Agent, as Conservator for Irene Hill, being one and the same person as Irene Mary Hill.

Witness my hand seal at office this _____ day of _____, 2022.

My Commission Expires:

Notary Public

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 _____, 2022.

My Commission Expires:

Notary Public