

OWNER/RESPONSIBLE TAXPAYER:

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

Map 026O, Group C, Parcels 009, 008, 007, 006,  
005 and 004

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.  
800 S. Gay Street, Suite 1700  
Knoxville, Tennessee 37929  
File No. 221170 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
between IRON FORGE, LLC, a Tennessee limited liability company, 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 it in hand paid by  
said Second Party, 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 Party, the real property described as follows:

SITUATED in the Sixth (6th) Civil District of Knox County, Tennessee, and  
without the corporate limits of the City of Knoxville, Tennessee, and being known  
and designated as Lot 70, 71, 72, 73, 74 and 75 on the Final Plat of Avian Forest  
Subdivision, Unit 2, recorded as Instrument No. 202105180094668, in the Knox  
County Register's Office, to which plat specific reference is hereby made for a  
more particular description.

BEING part of the same property conveyed to Iron Forge, LLC, by Warranty  
Deed dated February 14, 2018, and recorded as Instrument No.  
201802150048529, in the Knox County Register's Office; and BEING part of the  
same property conveyed to Iron Forge, LLC, by Quitclaim Deed dated February  
14, 2018, and recorded as Instrument No. 201802150048528, 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 First Party, for itself and its successors and assigns, does hereby covenant with said Second Parties, their heirs, successors and assigns, that it 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 it 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 2022 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 has caused this instrument to be executed as of the day and year first above written.

Iron Forge, LLC

By: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, \_\_\_\_\_, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged \_\_\_self to be the \_\_\_\_\_ of IRON FORGE, LLC, the within named bargainor, a Tennessee limited liability company, and that \_\_\_he as such \_\_\_\_\_, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by \_\_\_self as \_\_\_\_\_.

WITNESS my hand and official seal at office this \_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_