

OWNER/RESPONSIBLE TAXPAYER:

Map 011, Parcel 089

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 221453 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the ____ day of _____, 2022,
between BENNIE EDWARD HENLEY and TRACY LOUANN DOLAN, First Parties,
and _____, Second Parties:

W I T N E S S E T H

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 (1st) Civil District of Roane County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING in the south line of State Highway No. 61 where said highway right-of-way intersects the line of the property now owned by the grantor with said right-of-way line of the highway in an easterly direction to the line of Luther Nichols; thence with the Nichols line in a southerly or southeasterly direction to an iron pin in the line of the lands of the party of the second part; thence in a westerly direction with her line to the BEGINNING and being a three cornered tract of land lying on the southeast side of said highway and bounded on the other two sides of the lands of the party of the second part, Edith Gibson and Luther Nichols.

THERE IS EXCEPTED from the foregoing parcel that portion conveyed to Charles Johnson and wife, Mamie Johnson by Warranty Deed from Oscar Virgil Gibson and wife, Frances M. Gibson, dated October 15, 1984, and recorded in Deed Book Y, Series 16, page 26, in the Roane County Register's Office, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the west edge of Scandlyn Road approximately 138 feet from its intersection with Tennessee Highway 61, the northeast corner of the James property; thence South 77 deg. 00 min. West, along the James line a distance of 121.32 feet to a stake; thence North 09 deg. 49 min. West, along the Gibson line a distance of 130.9 feet to an iron pin at the edge of a gravel drive; thence North 86 deg. 48 min. East, along the drive a distance of 90.02 feet to a

fence post at the edge of Scandlyn Road; thence South 25 deg. 23 min. East, along Scandlyn Road a distance of 118.12 feet to the point of BEGINNING, containing .30 acre.

The aforesaid .30 acre parcel tract conveyed to Johnson is benefited by an easement for ingress and egress encumbering the property conveyed herein, said easement being more particularly described as follows:

BEGINNING at the iron pin in the edge of the gravel drive, the northeast corner of the tract; thence North 09 deg. 49 min. West, a distance of 22.5 feet to the edge of the right-of-way of Tennessee Highway 61; thence North 88 deg. 53 min. East, along the edge of the highway a distance of 84.2 feet to the intersection with Scandlyn Road; thence South 25 deg. 23 min. East, along Sandlyn Road a distance of 20.8 feet to a fence post; thence South 86 deg. 48 min. West, along the edge of the gravel drive a distance of 90.02 feet to the point of BEGINNING.

BEING the same property conveyed to Bennie E. Henley by Quitclaim Deed from Linda C. Henley recorded October 21, 2004, in Deed Book 1083, page 677, in the Roane County Register's Office. George Bennie Henley (also known as Bennie E. Henley) died on or about December 7, 2020, intestate, leaving his two children, Bennie Edward Henley and Tracy Louann Dolan as his sole heirs at law. See Affidavits of Heirship recorded in Book 1798, page 376, and Book 1798, page 377, in the Roane County Register's Office. See also Quitclaim Deed from Bennie Edward Henley and Tracy Louann Dolan, being the heirs at law of George Bennie Henley, deceased, to Bennie Edward Henley and Tracy Louann Dolan, dated June 1, 2021, and recorded in Book 1804, page 925, in the Roane 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 Roane 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, do 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 2022, which shall be prorated as of the date of closing and which Second Parties assume and agree to pay.

The above described property is vacant land and has never been used by First Parties or any of their immediate families 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 Parties have executed this instrument as of the day and year first above written.

Bennie Edward Henley

Tracy Louann Dolan

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, BENNIE EDWARD HENLEY, the within named bargainor, 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 _____, 2022.

Notary Public

My Commission expires: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, TRACY LOUANN DOLAN, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

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: _____