

OWNER/RESPONSIBLE TAXPAYER:

Map 068, Parcel 045.01

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 230060 (TMA)

WARRANTY DEED

THIS INDENTURE made as of the _____ day of _____, 2023,
between WILBANKS, 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 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:

(SEE PROPERTY DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF)

BEING part of the same property conveyed to Wilbanks, LLC, a Tennessee
limited liability company by deed from Jane Kennedy Bohanan and husband,
Jerry W. Bohanan, dated January 27, 2006, and recorded as Instrument No.
200601270063768, in the Knox County Register's Office; and BEING part of the
same property conveyed to Wilbanks, LLC, a Tennessee limited liability company
by deed from Linda Leilani Bohanan dated January 27, 2006, as filed for record
as Instrument No. 20061270063769, in the Knox County Register of Deeds
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 2023 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.

Wilbanks, 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 WILBANKS, LLC, the within named bargainer, 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 _____, 2023.

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 _____, 2023.

Notary Public

My Commission Expires: _____