

OWNER/RESPONSIBLE TAXPAYER:

Map 050D, Group A, Parcel 001

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

File No. 230679 (TMA)

SPECIAL WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2023, between
**EAST TENNESSEE HUMAN RESOURCE AGENCY, by Lynette Edwards,
Representative Agent, as Conservator for Carole R. Seidler, 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 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, to-wit:

SITUATED in the First (1st) Civil District of Loudon County, Tennessee, and being more particularly described as follows:

BEING Lot 1, Block 6, Tanasi Greens Subdivision, Tellico Village, per recorded plat or plats and subject to the notes and other indicated restrictions, if any, on said plat or plats and subject to the conditions, covenants, reservations, easements, charges and liens reflected in the Declaration and Supplemental Declarations filed in connection therewith in the office of the Register of Deeds for Loudon County, Tennessee, and in Plat Cabinet C, Slide 41.

BEING the same property conveyed to David H. Seidler and wife, Carole R. Seidler by Warranty Deed from Donald R. Warner and wife, Judy C. Hines Warner, dated September 4, 2001, and recorded in Deed Book 262, page 672, in the Loudon County Register's Office. David H. Seidler is now deceased, leaving Carole R. Seidler as the surviving tenant by the entirety.

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 Loudon 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 of every nature 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.

The First Party covenants that First Party is lawfully seized in fee simple of the premises, has a good and lawful right to sell and convey the same, and that said property is free and clear and unencumbered, with the exception of any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Loudon County Register's Office and 2023 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree to pay.

The First Party further covenants that First Party 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.

First Party avers that Carole R. Seidler and David H. Seidler were married at the time they acquired title to the above described real property described by Warranty Deed from Donald R. Warner and wife, Judy C. Hines Warner, dated September 4, 2001, and recorded in Deed Book 262, page 672, in the Loudon County Register's Office, and remained married thereafter without intervening divorce or legal separation until the demise of David H. Seidler leaving Carole R. Seidler as the surviving tenant by the entirety.

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 Carole R.
Seidler

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 Carole R. Seidler**, 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 Carole R. Seidler.

Witness my hand seal at office this _____ day of _____, 2023.

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 _____, 2023.

My Commission Expires:

Notary Public