

OWNER/RESPONSIBLE TAXPAYER:

Map 046, Parcel 171.03

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
File No. 232039 (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 Frances Demarcus Jett, 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 6th (formerly 16th) Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the north right-of-way line of Bowman Hollow Road, corner to Watkins, said iron pin being distant 815 feet, more or less, from where the north right-of-way line of Bowman Hollow Road intersects with the centerline of Copeland Road; thence with the line of Watkin, North 41 deg. 01 min. West, 500 feet to an iron pin corner to Savage; thence with the line of Savage, South 11 deg. 46 min. 26 sec. West, 327.98 feet to an iron pin in the north right-of-way line of Bowman Hollow Road; thence with the north right-of-way line of Bowman Hollow Road, five calls and distances as follows: along a curve to the right along a call North 75 deg. East, a chord distance of 30.5 feet to an iron pin; continuing along a curve to the right, along a call South 83 deg. 13 min. 30 sec. East, a chord distance of 101.01 feet to an iron pin; thence South 66 deg. 27 min. East, 47.26 feet to an iron pin; thence along a curve to the left along a call South 77 deg. 28 min. East, for a chord distance of 143.32 feet to an iron pin; thence South 88 deg. 29 min. East, 82.1 feet to an iron pin, the place of BEGINNING, containing 1.48 acres, more or less, and being according to the survey of Ronnie Keener, Surveyor, dated August 1980.

BEING the same property conveyed to Frances Demarcus Jett by Warranty Deed from E. Oakley Pickard and wife, Ozella Pickard dated October 15, 1980, and recorded in Deed Book 1719, page 532, 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 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.

This conveyance is made subject to the matters set forth herein.

First Party covenants that it is lawfully seized in fee simple of the premises and that it has a good and lawful right to sell and convey the same. Except as stated herein, First Party further covenants that it 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 Frances Demarcus
Jett

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 Frances Demarcus Jett**, 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 Frances Demarcus Jett.

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