

OWNER/RESPONSIBLE TAXPAYER:

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

Map 073, Parcel 026.02

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

File No. 240092 (TMA)

SPECIAL WARRANTY DEED

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, between **EAST TENNESSEE HUMAN RESOURCE AGENCY**, by **Lynette Edwards, Representative Agent, as Conservator for Timothy R. Brown, being one and the same person as Timothy Brown, and PATRICIA BROWN**, First Parties, and \_\_\_\_\_, Second Party:

WITNESSETH:

THAT SAID FIRST PARTIES, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by said Second Party, 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 Party, the real property described as follows, to-wit:

SITUATED in the First (1st) Civil District of Grainger County, Tennessee, and being Tract Number Fourteen (14) of the T. Ralph Combs Property as the same appears on the map recorded in Plat Book 4, page 193, in the Grainger County Register's Office, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Timothy Brown and wife, Patricia Brown by Warranty Deed from Timothy E. Baggett and wife, Carrie Denise Baggett, dated April 29, 2014, and recorded in Book IN342, page 779, in the Grainger County Register's Office. Timothy Brown and Patricia Brown are now divorced.

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 Grainger County Register's Office, and further to any matters 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. TO HAVE AND TO HOLD the same unto the Second Party, his 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 and 2024 taxes which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

First Parties covenant that they are lawfully seized in fee simple of the premises and that they have a good and lawful right to sell and convey the same. Except as stated herein, First Parties further covenant that they will warrant and defend the title to said premises unto the Second Party, his heirs, successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Parties, 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 Parties have executed or have 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 Timothy  
R. Brown, being one and the same  
person as Timothy Brown

\_\_\_\_\_  
Patricia Brown

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 Timothy R. Brown, being one and the same person as Timothy Brown**, 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 Timothy R. Brown, being one and the same person as Timothy Brown.**

Witness my hand seal at office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

My Commission Expires: \_\_\_\_\_  
Notary Public

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

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

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, **PATRICIA BROWN**, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 \_\_\_\_\_, 2024.

My Commission Expires:

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