

OWNER/RESPONSIBLE TAXPAYER:

Map 024L, Group G, Parcel 020

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

File No. 250293 (TMA)

SPECIAL WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2025, between **EAST TENNESSEE HUMAN RESOURCE AGENCY**, by **Lynette Edwards**, **Representative Agent, as Conservator for Larry D. Arms**, First Party, and _____, Second Party.

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 her in hand paid by said Second Party, 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 Party, the real property described as follows, to-wit:

SITUATED in the Second Civil District of Hamblen County, Tennessee, and being more particularly described as follows:

BEGINNING on a stake on the north side of Shields Ferry Road, corner to Wayne Campbell; thence northwardly along Wayne Campbell line 120 feet to a stake, corner to Elmer Short; thence eastwardly 93 feet along Elmer Short line to a stake, corner to Thomas Drive; thence along Thomas Drive, southwardly 132 feet to corner of Shields Ferry Road and Thomas Drive; thence westwardly 9 feet along Shields Ferry road to the point of BEGINNING.

BEING the same property conveyed to Larry D. Arms by Warranty Deed from Earl Mack Short, single, dated July 9, 2001, and recorded in Book 815, page 250, in the Hamblen 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 Hamblen 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. TO HAVE AND TO HOLD the same unto the Second Party, her heirs 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 2025 taxes which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

First Party covenants that she is lawfully seized in fee simple of the premises and that she has a good and lawful right to sell and convey the same. Except as stated herein, First Party further covenants that she will warrant and defend the title to said premises unto the Second Party, her heirs 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 Larry D.
Arms

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 Larry D. Arms**, 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 Larry D. Arms.

Witness my hand seal at office this _____ day of _____, 2025.

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 _____, 2025.

My Commission Expires:

Notary Public