

OWNER/RESPONSIBLE TAXPAYER:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Map 083H, Group C, Parcel 010

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.  
800 S. Gay Street, Suite 1700  
Knoxville, TN 37929  
File No. 250753 (TMA)

### WARRANTY DEED

THIS INDENTURE made as of the \_\_\_\_ day of \_\_\_\_\_, 2025, between CREED JOSLYN ANGELA JOHNSON-FORTSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF EVELYN L. FORTSON, BEING ONE AND THE SAME PERSON AS EVELYN LOUISE FORTSON, and JOSLYN ANGELA JOHNSON-FORTSON, JOHN L. FORTSON, EVETTY J. SATTERFIELD and BRANDI P. SATTERFIELD, DEVISEES UNDER THE WILL OF EVELYN L. FORTSON, BEING ONE AND THE SAME PERSON AS EVELYN LOUISE FORTSON, First Parties, and \_\_\_\_\_, Second Parties:

### WITNESSETH

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

SITUATED in District No. 7 of Knox County, Tennessee, and within the 30th Ward of the City of Knoxville, Tennessee, and being all of Lot 19-R1, in Block D, Unit 5, Holston Heights Subdivision, as shown on the map of same of record in Map Book 20, page 150 (Map Cabinet B, Slide 364-D), in the Knox County Register's Office, and being more fully described as follows:

BEGINNING at an iron pin in the southwesterly line of Tynemouth Drive at the common corner between Lots 19-R1 and 20-R1, said pin being located 245 feet in a northwesterly direction from the intersection of Tynemouth Drive and McDonald Road; thence along the line of Lot 20-R1, South 55 deg. 16 min. West, 204.59 feet to an iron pin in the line of the resubdivision of Lot X; thence along said line, North 35 deg. 56 min. West, 113.9 feet to an iron pin, corner to Lot 18-R1; thence along the line of said lot, North 53 deg. 46 min. East, 208.6 feet to an iron pin in the southwesterly line of Tynemouth Drive; thence along said line, South 33 deg. 59 min. East, 119.3 feet to the point of BEGINNING according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, dated November 1, 1967.

BEING the same property conveyed to John L. Fortson and wife, Evelyn Louise Fortson by Warranty Deed from F. French Grogan and wife, Thelma H. Grogan, dated November 2, 1967, and recorded in Deed Book 1367, page 247, 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 therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Parties, their heirs, successors and assigns forever.

AND said First Parties, their heirs, successors and assigns, do hereby covenant with said Second Parties, their heirs, successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they 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 2025 taxes which shall be prorated as of the date of closing and which Second Party assumes and agrees 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.

This document may be executed in counterparts which together shall constitute one original document.

IN WITNESS WHEREOF, the said First Parties hereunder have executed this instrument as of the day and year first above written.

\_\_\_\_\_  
Joslyn Angela Johnson-Fortson, Individually  
and as Personal Representative of the Estate of  
Evelyn L. Fortson, being one and the same  
person as Evelyn Louise Fortson

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

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

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, JOSLYN ANGELA JOHNSON-FORTSON, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF EVELYN L. FORTSON, BEING ONE AND THE SAME PERSON AS EVELYN LOUISE FORTSON, 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 \_\_\_\_\_, 2025.

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

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
John L. Fortson

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

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

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, JOHN L. FORTSON, 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 he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this \_\_\_\_ day of \_\_\_\_\_, 2025.

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

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Evetty J. Satterfield

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

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

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, EVETTY J. SATTERFIELD, 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 \_\_\_\_\_, 2025.

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

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Brandi P. Satterfield

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

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

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, BRANDI P. SATTERFIELD, 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 \_\_\_\_\_, 2025.

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

My Commission Expires: \_\_\_\_\_

I hereby swear of 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.

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

My Commission Expires: \_\_\_\_\_