

OWNER/RESPONSIBLE TAXPAYER:

Map 133C, Group B, Parcel 012

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
File No. 260062 (TMA)

WARRANTY DEED

THIS INDENTURE is made as of the _____ day of _____, 2026,
between VICTOR DUGGINS, unremarried widower of Gail W. Duggins, First Party, and
_____, Second Parties:

W I T N E S S E T H

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 him 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:

SITUATED in the Sixth (6th) Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being all of Lot 30 in Block B of Westlyn Hills Subdivision, as shown by map of record in Map Book 45-S, page 18, in the Knox County Register's Office, said lot fronting on the southeast side of Crestmore Circle and being more particularly bounded and described as shown on said map of record aforesaid, as shown by survey of Larry A. Doss, Surveyor, RLS No. 1255, dated January 26, 1994. The Surveyor's address is P.O. Box 22626, Knoxville, TN 37933.

BEING the same property conveyed to Georgia M. MacDonald and Gail W. Cobble by Warranty Deed from Victor A. Crawford and wife, Tamara T. Crawford, dated February 25, 1994, and recorded in Deed Book 2133, page 101 in the Knox County Register's Office; and BEING the same property conveyed to Victor Duggins and wife, Gail W. Duggins by Quitclaim Deed from Georgia M. MacDonald, widow, and Victor Duggins and wife, Gail W. Duggins, dated October 3, 2001, and recorded as Instrument No. 200110160029747, in the Knox County Register's Office. Gail W. Duggins is now deceased, having died on or about December 20, 2024, leaving Victor Duggins 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 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 successors and assigns forever.

AND First Party, for himself and his heirs, successors and assigns, does hereby covenant with said Second Parties, their successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that he 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 2026 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree 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.

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

Victor Duggins

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, VICTOR DUGGINS, unremarried widower of Gail W. Duggins, 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 _____, 2026.

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 _____, 2026.

Notary Public

My Commission Expires: _____