

OWNER/RESPONSIBLE TAXPAYER:

Map 123H, Group B, Parcel 010.00

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

File No. 260255 (TMA)

SPECIAL WARRANTY DEED

THIS INDENTURE made this _____ day of _____, 2026, between **EAST TENNESSEE HUMAN RESOURCE AGENCY**, by **Lynette Edwards, Representative Agent, as Conservator for Charles L. Helton, being one and the same person as Charles Helton**, 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 her 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 District No. Nine (9) of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a point in the southwest line of Avenue 'A' corner to property now or formerly owned by McNish, said point being distant 275 feet southwesterly from the intersection of Avenue 'A' and Immanuel Street; thence from said BEGINNING point South 36 deg. 58 min. East, 150 feet to a point; thence South 54 deg. 57 min. West, 57 feet to a point; thence North 39 deg. 30 min. West, 150 feet to the southwest line of Avenue 'A'; thence with said line, North 54 deg. East, 66 feet to the place of BEGINNING.

BEING the same property conveyed to Charles L. Helton by Warranty Deed from Robbie Raymes, unmarried, dated January 14, 2010, and recorded as Instrument No. 201001270049331, 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. 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 and 2026 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree 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 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 Charles L.
Helton, being one and the same
person as Charles Helton

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 Charles L. Helton, being one and the same person as Charles Helton**, the within named bargainer, 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 Charles L. Helton, being one and the same person as Charles Helton.

Witness my hand seal at office this _____ day of _____, 2026.

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 _____, 2026.

My Commission Expires:

Notary Public