

OWNER/RESPONSIBLE TAXPAYER:

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

Map 024, Parcel 109

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

File No. 260554 (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 Darcus Ann Broyles**, 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 it 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 the Second Civil District of Hamblen County, Tennessee, to-wit:

BEGINNING at a point in the western right of way boundary of Spout Springs Road, corner to Brenda Hatcher property; thence along said western right of way boundary of Spout Springs Road, South 07 deg. 13 min. East 131.22 feet to a point, corner to Tract 2 of the Moscoe Murphy Property; thence North 70 deg. 33 min. West, 407.15 feet to a point; thence North 13 deg. 27 min. East, 108.37 feet to a point, corner to Brenda Hatcher property; thence along the southern boundary of Hatcher, two calls and distances as follows: South 70 deg. 33 min. East, 241.70 feet to a point; thence South 75 deg. 10 deg. East, 118.30 feet to a point in the western right of way boundary of Spout Springs Road, the point of BEGINNING, containing 0.96 acres, more or less, as shown by survey of Murrell Weems, Surveyor, dated April 28, 1982, and being known as Tract 1 of the Moscoe Murphy Property.

BEING the same property conveyed to Clarence Broyles and wife, Sally Ruth Broyles by Warranty Deed from Moscoe Murphy, widower, dated July 9, 1982, and recorded in Book W318, page 279, in the Hamblen County Register's Office. Clarence Broyles is now deceased leaving Sally Ruth Broyles as the surviving tenant by the entirety. Sally Ruth Broyles is now deceased devising subject property to her daughter, Darcus Ann Broyles under her Will recorded in Will

Book 27, page 343, in the Chancery Court for Hamblen County, Tennessee, Probate Division.

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 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 it is lawfully seized in fee simple of the premises and that it has a good and lawful right to sell and convey the same. Except as stated herein, First Party further covenants that it 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 Darcus  
Ann Broyles

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 Darcus Ann Broyles**, 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 Darcus Ann Broyles**.

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