

OWNER/RESPONSIBLE TAXPAYER:

Map 131N, Group F, Parcel 003

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

File No. 260764 (TMA)

WARRANTY DEED

THIS INDENTURE is made as of the ____ day of _____, 2026,
between CHERYL H. CARDWELL, formerly known as Cheryl Hutchinson, 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 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:

SITUATED in the 6th Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being all of Lot No. 19 in Timberwood Subdivision, as shown by map of record in Map Book 65-S, page 35 (Map Cabinet E, Slide 242-D), in the Knox County Register's Office, said lot fronting 89.56 feet on the southeast side of Victoria Drive, and being more particularly bounded and described as shown on said map of record aforesaid, and as shown by survey of Bruce McClellan, Surveyor, dated November 7, 1991.

BEING the same property conveyed to Cheryl Hutchinson by Warranty Deed from Christopher Georges and wife, Mara O. Georges, dated December 27, 1991, and recorded in Deed Book 2060, page 64, 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 First Party, for herself and her successors and assigns, does hereby covenant with said Second Parties, their heirs, successors and assigns, that she 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 she 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.

The above described property is commercial property and has never been used by First Party or any of her immediate family as a personal residence.

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.

Cheryl H. Cardwell, formerly known as
Cheryl Hutchinson

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, CHERYL H. CARDWELL, formerly known as Cheryl Hutchinson, 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 _____,
2026.

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 _____, 2026.

Notary Public

My Commission Expires: _____