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# City Council to add Historic Overlay District to Sunsphere

**By Mike Steely**
Senior Writer
**steelym@knoxfocus.com**

Among the many agenda items at the Knoxville City Council meeting on Tuesday is the addition of a Historic Overlay District to the Knoxville Sunsphere. Built for the 1982 World's Fair, the 266-foot landmark has become the city's iconic symbol.

The council will also discuss finalizing the self-service beer permit requirements for businesses to only count the number of visitors in a hotel lobby and not the total number of guests occupying the establishment. Some hotels are asking for the change to permit supervised self-serve by visitors.

The zoning at 1405 Rickard Drive may change from office to single-family residential neighborhood in a request from Manuel Cardoza. The property at 4657 Old Broadway may also be changed from Industrial mixed-use to general commercial.

The city may enter an agreement with Knox County to accept $ 21,000 in grants from the state Department of Military for the Knoxville-Knox County Emergency Management Agency to maintain a capability to respond to emergencies.

A proposed building on

Cont. on page 2

PHOTO COURTESY OF KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION.

*Abby Moazen organized the first PetPalooza as a project for her Bronze Award with the Girl Scouts. Now she's organizing them because she sees and understands the need.*

# PetPalooza returns with pet care resources for KCDC residents

**By Ken Leinart**

Lisa Fine is worried about her cat.

She describes her feline companion to one of the volunteers working with one of the partners at Knoxville Community Development Corporation's (KCDC) PetPalooza Tuesday, June 18, at Cagle Terrace Apartments in Knoxville.

Fine is told about several brands of food that may be beneficial for her cat, then is offered the cat food.

For free.

"Which one?" Fine asked.

"Oh, we're giving you all of them so you can see what she likes," volunteer Amy Buttry answered.

There are a lot of things that can make people smile. Pets bring smiles – cats, dogs, even goldfish and turtles.

Being able to take care of the pet who makes you smile, well ... Words can't describe it.

The smile becomes a beacon, a flash of light and happiness, a look of astonishment and relief.

PHOTO BY KEN LEINART

*Sharee Reed Dixon shows off her pets: Lailah, the Yorkie of the left, and Peanut, the Jack Russell Terrier.*

That's the look on Lisa Fine's face.

And that's only a small part of what PetPalooza is about.

It started with Abby Moazen, a soft-spoken middle schooler and Girl Scout who seemingly can "sense" moods and read what touches people's hearts.

"She was volunteering at an elderly property when she noticed something," her mother, Marisa, said.

Abby Moazen picked up the connection of the residents and their pets.

"She spent the next year getting donations, getting people to come on board," her mother said.

The first PetPalooza was held at Love Towers in Historic Old North Knoxville last year.

Two things happened: The response from the residents of Love Towers was tremendous, and the response from those who helped – the partners – was even better.

"Low-income elderly people might not have enough money to fund for their pet's needs," Abby Moazen said. "We just want to get the pet the life they need regardless of their situation."

The first PetPalooza was so popular and helpful at Love Towers that Abby

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# Knox Commissioners review agenda for today's meeting

**By Mike Steely**
Senior Writer
**steelym@knoxfocus.com**

The first and much more informal agenda review session kicked off Monday at 3 p.m. as the Knox County Commission attempts to speed up its various meetings. Several commissioners asked that a variety of items be pulled from the agenda for today's regular session agenda.

Commissioner Kim Frazier, filling in for Chairwoman Terry Hill, opened with remarks about the schematic design of the new Farragut area elementary school. The contract with McCarty Holsaple McCarty, Inc. is within the school board's mandatory expenditures submitted for commission approval. Frazier said she had received concerns about maintaining

Cont. on page 3

# Old and new growth plans conflict at commission meeting

**By Mike Steely**
Senior Writer
**steelym@knoxfocus.com**

Knox County's new growth plan is causing some confusion on the Knox County Commission. The new plan details how many housing units may be approved per acre and restricts some zones much more than the previous plan.

In last Monday's commission planning hearing, Deputy Law Director Mike Moyers said that all applications for zoning changes switching from agricultural to residential must follow the new guidelines but then said the commission could vote to "grandfather" some current and past requests.

Moyers said the question of using the old or new plans in decisions will come up again over the next few months for those applications filed with the planning staff before the adoption of the new regulations.

The confusion arose during the discussion of a request for rezoning a Harvey Road parcel for five dwelling units per acre in going from agricultural to planned residential zoning. The request passed the planning commission in an 11-1 vote to recommend three units. Commissioner Kim Frazier pointed out that the request was not consistent with the new growth plan. Planning Director Amy Brooks said the application was filed before the new regulations were adopted.

Commissioner Larsen Jay said the two plans "overlap" and Moyers said that "going forward we should comply with the plan." He added, "You are free actors here," meaning the commissioners could vote as they pleased.

While the developer asked for five units per acre and planning staff recommended three, Commissioner John Schoonmaker moved to allow two per acre and the motion passed.

The conflict between the old and new regulations came up again on a request for five units per acre for a Black Ferry Road development to be changed from Agricultural to Planned Residential.

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# Kind Words From Both A Senator And A Drug Kingpin

## From a distance

By John J. Duncan Jr.
duncanj@knoxfocus.com

The people of East Tennessee have been very good to me over the years, and even now I am very grateful for the kind things people say to me about my service in Congress and about my book and about the columns I write for The Focus.

But I recently came across a letter that is more special to me today than when I received it more than 27 years ago.

I say "recently came across" because the Congress was in session right up to the last few days I was in office, and I came home with over 200 boxes filled with letters, speeches, columns, newspaper articles, bills, photos, books, and souvenirs from my 30 years in Congress.

I am a packrat, and I even still have most of the files from my very active law practice. Vickie says I save everything.

When she saw all the recent publicity about the boxes of top secret material that Presidents Trump and Biden had taken home, Vickie jokingly said she was going to call the FBI to try to get them to carry away many of my boxes - although there is no top secret material, I can assure you.

Many of my boxes have hundreds of pages haphazardly thrown together. The letters I discovered that this column is about is one dated January 29, 1997, from former Senator Howard Baker. I had completely forgotten this letter, and I am especially glad now that my staff saved it.

You can tell this is not a form letter, and in full, Sen. Baker wrote: "Dear Jimmy, I am genuinely sorry that I cannot be with you tonight as you receive the 1997 Distinguished Service Award from the Great Smoky Council of the Boy Scouts of America, but as you know, I am recovering from double knee replacement surgery.

"The Boy Scouts have long been an important part of each of our communities, and you may not know that my lifelong fascination with photography began as a Boy Scout project when I was twelve years old.

"I've told you many times of the close friendship that I enjoyed with your father, and what a remarkable member of Congress he was for many years, but I continue to believe that you are even better!"

I cannot find words that would adequately express how much I appreciate this letter from Sen. Baker. He was a great man and would have made a great president.

I regarded it as a high compliment when he asked me and his best friend and law partner, Bob Worthington, to be his two witnesses to testify before the Senate Foreign Relations Committee in favor of his nomination as ambassador to Japan.

I do honestly and sincerely know in my heart and in my mind that my father was a much better congressman than me – for many reasons.

It is a very long leap to go from words written by a great United States Senator to words spoken by a convicted drug kingpin, but here goes.

I guess that most people reading this column realize that between my law practice, my judgeship, and my career in politics, I have known a very wide variety of people, from the highest of the highs to the lowest of the lows.

There is truth to the old saying that there is some bad in the best of us and some good in the worst of us.

Don Walker was the first person in East Tennessee arrested under a new drug kingpin statute. This was the top of the front-page news at the time of my first campaign for Congress.

Don operated a nightclub and headed up a veteran's group called the AmVets in a case involving the operation of illegal bingo games.

At the height of that campaign – mid-October of 1988 – I had to go before the 20 members of the Journal Editorial Board. They asked me questions on all the issues.

Then the editor, Gerald Garcia, pulled out a photo of me, Zane Daniel, Con Hunley and Don Walker at a charity event. Garcia said he understood I was friends with Don Walker.

I told him that yes, I was, and had represented him in the bingo case, but I had known nothing about his involvement with drugs.

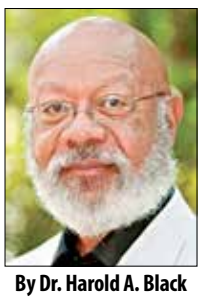
I went on to say that Don was one of the most popular men I knew and that if a widow needed a tree cut down or some kind of help, Don would see to it that he and his veterans got it done. I got their endorsement 18 to 2.

At any rate, after his arrest, I got a call from a law enforcement official who told me the FBI had interviewed Don and asked him about every judge and elected official in Knox County, because he knew them all.

The caller told me that when they asked Don about me, he told them "If there's an honest man in the Knox County Courthouse, it's Jimmy Duncan."

Don served several years in prison, came back home, and was very active in his church when he passed away. I have always really appreciated Don's kind words even if he was at one time a drug kingpin.

# Will the EPA cause Michigan to flip?



By Dr. Harold A. Black
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Some of us are old enough to remember when West Virginia was solidly Democrat. Republicans were rarely elected to statewide office. Bill Clinton won the state by 13 points. Robert (KKK) Byrd and Jay Rockefeller were the senators and Gaston Caperton was governor. Yet 25 years later, Donald Trump carried the state by 40 points and Joe Manchin was the only statewide elected Democrat. All three of the state's representatives were Republicans. What happened? Mainly it was coal. West Virginia is coal country and Democrats starting with Barack Obama declared war on coal. Hillary Clinton declared that she was going to shut down the coal industry in pursuit of climate change. Sure enough, the EPA has caused coal production in the state to decline by more than 30% and unemployment sharply increased. Thus, West Virginians voted in their economic interest and not with their traditional identity. Now Manchin is leaving office and his successor will be a Republican.

Today's "progressives" show disdain for rural poor whites with no college degree and that demographic is the majority in West Virginia. Nationally, the Democrats have done the math. Most voters live in urban areas and the Democrats have courted urban, college-educated, higher-income voters. This group is more liberal and has adopted diversity, equity and inclusion so long as they don't have to live it. Consider that Hillary Clinton won almost 3 million more votes than Trump but only won 500 of the country's 3,100 counties. That statistic is why Democrats want to end the Electoral College and have a popular vote. If that occurs, it will be almost impossible for a Republican to be elected president.

One wonders that if coal lost the Democrats West Virginia if Biden's war on the internal combustion engine will lose him Michigan. That state has a Democrat governor whose reelection spoke volumes to the disarray in that state's Republican party. Both senators are Democrats. But 6 of the state's 13 representatives are Republicans. Michigan's union leadership is 100% Democratic but its members may not be. Again it is not in the members' economic interest to support a party that is intent on destroying diesel and gas vehicles and displacing thousands of workers. That the union membership doesn't vote out its so-called leaders is puzzling. It will be interesting to see if Michigan does not join West Virginia in the solidly Republican column despite the black majority in Detroit which will likely stay Democrat. Hispanics are now leaving the Democrat party out of their economic interests rather than clinging to their traditional ethnic identity. This is not true with most blacks. But growing numbers of black men are supporting Trump.

There is an ongoing realignment of the two major political parties. No longer are poor whites Democrats. No longer are educated, upper-income whites all Republicans. A recent poll of educated high-earning whites showed that 82% supported Joe Biden! So despite all the envy politics where Biden says that this group is not paying their "fair share" and advocates the raising of their taxes, they overwhelmingly support him. Who said that these folks were smart?

Twenty-two states are following the EPA's lead and are endorsing the EPA emissions rules. Of course, the leader is California but one is Michigan. It is amazing that their voters do not vote out their leaders. If they don't, they deserve the higher vehicle prices, the shorter tire life, the thousands of dollars to replace the batteries, higher energy prices, higher repair costs, higher insurance premia, longer waits to fill up, the reduction of range in the winter and the lithium battery fires. More significantly, they deserve the increase in unemployment and decreased standard of living.

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# City Council to add Historic Overlay District to Sunsphere

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the 1800 block of Cumberland Avenue may be permitted to span a public right-of-way in an alley between 18th and 19th streets.

The council may also vote to provide $187,609 in Community Development Block Grants to the city's KnoxWorx Workforce in a request from the Department of Housing and Neighborhood Development. A community development block grant of $349,174 may go to support Operation Backyard for minor home repairs.

The Community Action Committee may get $548,242 in similar block grant funding to support emergency and minor home repairs and Centro Hispano of East Tennessee may also get Community Block Grant funding for its workforce development program.

Councilwoman Lauren Rider is asking that Arin Streeter serve as the 4th District representative on the Property Naming Committee and Councilwoman Gwen McKenzie is asking for the reappointment of Brandon Hardin and appointments of Stella Bridgeman, Mary Gitau and Vincent Jones to the African American Equity Restoration Taskforce.

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# Publisher's Position

# Yes, Our Republic Is At Risk

**By Steve Hunley, Publisher**
**publisher@knoxfocus.com**

One of the oldest tricks in the political book is when a candidate has such a terrible record, run a fear-mongering campaign and that's exactly what Joe Biden is attempting to do. Democrats yammer about "protecting our democracy" or that Donald Trump will stamp out our democracy, which is so ridiculous it's absurd. In fact, Joe Biden has governed like an autocrat bypassing Congress on immigration policy. Biden has ignored the ruling of the U. S. Supreme Court and bypassed Congress again with student loan forgiveness. The only time the Left has any respect for the law is when they use it for lawfare.

Did Donald Trump try and imprison Hillary Clinton? No. But the Democrats and the Left have used the courts to try and imprison those with whom they disagree, otherwise they believe in allowing criminals to remain on the streets. They like district attorneys and judges to "reimagine" the law by picking and choosing which laws they will enforce. The government cannot make illegal aliens citizens simply by leaving the borders open - - - in violation of American law - - - and saying they are here and so they are citizens and deserve all the rights of being an American citizen.

Biden and his gang have insisted for years the economy was roaring and those people complaining they were having a hard time paying their rent and mortgages and keeping food on their tables were just a bunch of malcontents and ingrates.

Biden and his brain trust have helped to fuel the rising inflation by wild spending and increasing taxes. The fairness of the Biden administration is exemplified by its student loan forgiveness program, which shifts the payment of the debt from the people who borrowed the money and got an education with it or should have to those who work every day and didn't go to college or others who went to college and paid their own debt off.

A fear mongering strategy is supposed to make us forget it was Joe Biden who rolled back the protections to keep our borders closed. The flow of the deadly drug fentanyl into this country is precisely because Biden opened our country's southern borders to anyone who wants to come across it. The drug cartels have sent more than enough fentanyl to kill every American. The end result is more than a million needless deaths of American citizens. That alone has snuffed out so many young lives.

There has been no vetting of the people coming across the border, which includes terrorists, as well as an alarming number of Chinese nationals, who all seem to be young men of military age. Criminals and gang members have come across our southern border as they pleased, which has resulted in the rape and murders of our citizens. The latest was the vile criminal who tied up a 13-year-old girl and filmed himself raping her. The rape and murder of Rachel Morin, a mother of five who Alejandro Mayorkas could not even bring himself to mention the victim's name, referring to her instead as "the individual." The usual crowds of socialists chanting "say her name" had remained silent.

The same people warning our democracy is at risk are the very same authoritarians who ignore the law when it suits them. We've seen Donald Trump's right to free speech curtailed - - - and the Left would like to do that to anyone and everyone who doesn't agree with them - - - we've seen him charged with a federal crime by a local prosecutor rather than a federal prosecutor. Moreover, the charge was a misdemeanor which suddenly morphed into a felony.

The same people who warn our democracy is at risk are the same folks who had the FBI descend upon Mar-a-Lago guns drawn while they extended every courtesy when walking into Joe Biden's garage. Trump is being prosecuted over the documents case while Biden was deemed to be a well-meaning, frail old man suffering from dementia and therefore shouldn't be charged. There was lethal force language included in the FBI's raid plan on Mar-a-Lago. They tell us it was "standard operating procedure." Was it really? Of course not. Jack Smith has shown little or no regard for the Constitution or the law and finally was forced to admit the documents seized at the Trump estate are not in the same sequence as they were after the raid. That was also misrepresented by Smith's lead prosecutor in court. Nor was Jack Smith's appointment as a special prosecutor lawful.

The Biden administration's caring for the people of this country is symbolized by the fact it won't say whether it intends to contact Rachel Morin's family. It has been the same for the family of victims from crime which occurred exactly because of the Biden administration's open border policy. That same policy has placed even more American lives in danger through increased possibilities of terrorist acts.

The student Intifada in this country is a disgrace and the antisemitism inside the Democratic party and the Left hasn't been seen since the Nazis. The national media perpetuates the narrative of Biden and the Left rather than reporting the news.

Rising energy costs are a result of the failed and silly policies implemented by the Biden administration and felt in the pocketbooks of all hardworking Americans. The Biden gang has scolded us about our stoves and lawnmowers, but if we all live atop one another in cubicles we won't have yards to mow and we can ride the electric bus.

Yes, our republic is at risk, but because of the authoritarians of the Left who only follow the law when they can use it to their advantage and the destruction of those standing in their way.

# PetPalooza returns with pet care resources for KCDC residents

***Cont. from page 1***

organized a second event for Cagle Terrace.

Catherine Howell of MoxCar Marketing and Communications, another partner in the PetPalooza event, said research has shown the importance and effectiveness of pet ownership.

"People with pets are a lot more active," she said. "They are not as lonely and they are healthier."

Helping feed the pets is just a very small part of PetPalooza.

Marisa Moazen said KCDC surveyed residents and asked about their pets, particularly: "Have you ever run out of food for your pet and needed emergency assistance for your pet and not have money to pay?" and "Do you have transportation?"

Sadly the first was answered with a lot of "yes," and the second was answered with a lot of "No."

Marisa noted that only about 30% of the residents at KCDC properties have private transportation.

Love Towers had the highest age of residents fitting that category, therefore the first PetPalooza was held there.

Cagle Terrace had the second-highest.

"You compound all those things together and that's the reason to hold something on site," Marisa said.

Again, it's not just pet food resources.

PetPalooza provided residents with resources to encourage proper pet care and ownership, including food, ID tags, toys, and other essential items

"It's not just 'needs' today," Christina Sablinski said.

"The assessment gives our partners an idea of what the needs are," she said.

Pet owners can follow those assessments for the benefit of their pets.

Both events drew at least 200 people, Abby Moazen said, though a lot didn't bring pets. Between 80-90 pets were seen at each event, meaning about a pet a minute during the 90-minute schedule.

Abby, who said she worked mostly with the pet photos during Tuesday's event, said PetPalooza has been very gratifying because it comes from the heart and it seems to strike at the heart of the residents and their pets.

*Volunteer Amy Buttry (left) shows cat owner Lisa Fine the brands of cat food her feline needs. Fine left PetPalooza with a couple of boxes each of the cat food she was shown.*

"They (the residents) are really happy," she said.

Pointing out the pet photos she noted, "They (the residents) love seeing their pet in the photos. For most it's the only photo they have done professionally."

It started as a project for her Girl Scouts Bronze Award for Abby, but it has grown into something bigger, more personal.

Making people smile will do that to you.

Now it's not just a Girl Scouts project.

"We'll do this as long as we can," she said, dismissing the thought she would stop taking part once she got out of Girl Scouts. "There are a ton more buildings and there are a ton more pets.

"We're not done yet," she said.

KCDC is the public housing authority for Knoxville and Knox County and is recognized by the U.S. Department of Housing and Urban Development as a high-performing public housing authority. The organization manages and rents more than 3,700 units across more than 20 properties.

Community partners for PetPalooza include Girl Scouts of Southern Appalachians Troop 22040, University of Tennessee Center for Veterinary Social Work, Knoxville-Knox County Community Action Committee (CAC), Young Williams Animal Center, Companion Animal Initiative of Tennessee (CAIT) and Pet Resorts.

PHOTOS BY KEN LEINART

*Phillip Payne and his dog, Cashew. Why Cashew? "Because I like cashews," he said.*

# Knox Commissioners review agenda for today's meeting

***Cont. from page 1***

the community character there, along with the stacking of traffic and buses in and out of the location. She was also asked about a possible traffic light.

A 100-foot buffer at the school was also mentioned by Commissioner John Schoonmaker and the possible use of the nearby Ingles property was discussed.

Commissioner Courtney Durrett asked about the candidates for directors of the Industrial Development Board and Health, Educational and Housing Facility Board. Applicants include William Fox, Tiffany Gardner, Cayce Petko and Janet Testerman. Three positions are available. Testerman was nominated by Mayor Glenn Jacobs, Petko by the Knoxville Chamber and Gardner and Fox were recommended by the nomination board. The three selected by the commission will serve until July 15, 2030.

Two contracts with a company for hot mix hauling and placement services were brought up with questions about the cost of outside pavers vs. the county's own workers and Schoonmaker asked how many 15-foot-wide roads are in the county.

Cathy Olsen, the strategic planning director with the Knox County Engineering Department, replied that 533 short 15-foot-wide county roads are stretching for 182.7 miles. Commissioner Carson Dailey asked why not use the county's own crew and Olsen said the county crew works as needed on roads but added, "We've been unable to get to these in recent years, we have a backlog."

"How many miles of roads do we accept each year?" asked Commissioner Larsen Jay. Olsen said she would get that information to him. On the agenda today are 20 new subdivision roads to be accepted for future county maintenance.

Another item pulled from today's agenda was a $86,900 mobility study for the Choto area. Commissioner Kyle Ward questioned the need and cost of the study with only two ways into the community and two ways out. It was also recommended the study take place during the school season.

Olsen said the studies are normally done while schools are in session, look at crash information, and compare the road use to similar neighborhoods. She said the study would also look for "choke points," capacity delays, and the growth impact on roads.

Commissioner Dailey commented on a $171,400 grant from the Tennessee Department of Transportation to the county for litter control. He said a presentation of the program will be made during today's regular session and commented that most signs on right-of-ways are illegal except for political signs. He said that yard signs are legal but for only three days.

Dailey also spoke about the donation of two pieces of property to the Parks and Recreation Department. He said the parcels are at the Old Anderson School and will extend the Urban Wilderness in South Knox County.

Altogether there are 49 agenda items to be discussed at today's meeting including a change in the county's Beer Board and regulations, the acceptance of a new county road — DeBusk Lane — south of Powell Drive, and honoring Hardin Valley Academy students as top winners in the 2024 Scholars Bowl.

# Mayor declares June as Coast Guard Auxiliary month

**By Mike Steely**
Senior Writer
steelym@knoxfocus.com

The local United States Coast Guard Auxiliary Flotilla has been called "Knoxville First" because it was one of the first groups of private boat owners to organize. Founded in 1939 as the Coast Guard Reserve, the national organization became the U.S. Coast Guard Auxiliary in 1941.

Last Thursday members of the local auxiliary flotilla were invited to a special presentation in the Knoxville Mayor's Office where Mayor Indya Kincannon honored them on the organization's 85th year anniversary by declaring June as U.S. Coast Guard Auxiliary Month.

PHOTO BY MIKE STEELY.

*Members of the local Coast Guard Auxiliary Flotilla accept a proclamation in honor of the 85th year of volunteer service to the regional boating public.*

Auxiliary officer Shane Lawson was presented the proclamation and officers Tim Scoggins and Mike Miller also attended.

The Coast Guard Auxiliary comprises boat owners who do volunteer work, promote boating safety and help in the operations of the Coast Guard. The group has been meeting at Fort Loudoun Yacht Club for more than 50 years and serves on nearby lakes, rivers and reservoirs. When needed, the auxiliary also performs safety patrols.

Mayor Kincannon chatted with the auxiliary members about their occasional appearance in the Tennessee River behind the City-County Building and had several other questions.

The unit is part of the Coast Guard Auxiliary's Division 12 which covers Northeast Tennessee and Southeastern Kentucky with four flotillas. The auxiliary is seen as the Coast Guard's primary outreach arm.

Water surface operations patrol 163 miles of waterways on the Tennessee, Little Tennessee, Clinch and Emory rivers. Recreational lakes patrolled include Boone, South Holston, Cherokee, Douglas and Norris lakes in Tennessee and Laurel Lake in Kentucky.

The Coast Guard Auxiliary is always looking for qualified members and more information is available from Donald J. Rifkin, public affairs officer, at 954-347-7912 or THERIFS@icloud.com. Recruits must be at least 17 or older and pass a federal security check. Information is available at www.cgaux.com.

# Old and new growth plans conflict

***Continued from page 1***

One homeowner property next to the proposed development objected to the large number of homes for several reasons including two streams crossing the development.

Chairwoman Terry Hill moved to delay a decision until next month and asked the developer to contact neighbors surrounding the proposed site before that meeting.

Two dwellings per acre were requested for 8922 Pickens Gap Road. The planning commission had recommended the change from agricultural to general residential to permit one unit per acre. Commissioner Carson Dailey moved to permit two per acre with a buffer zone of vegetation along the property line. His suggestion passed in a 7-2-1 vote.

# Jeanine Fuller brings old-school soul to Market Square

**By Ken Lay**

*Jeanine Fuller and The True Funk SOULdiers Tribute Band perform Thursday night at Market Square.*

Fans of Motown and other old-school soul and rhythm 'n' blues braved the heat and packed Market Square Thursday night as Jeanine Fuller & True Funk SOULdiers Tribute Band took the stage.

The show is part of the City of Knoxville's Concerts on the Square summer series presented by Comcast. Some in the crowd were there to bring back memories of the old-school funk, soul and R&B from the 1960s, 70s and 80s. For others, it was a musical history lesson as Fuller and the band performed a few original tunes slated to be released on an upcoming EP.

But that was only part of the show as Fuller and the group also performed their renditions of "Proud Mary," which was a mega-hit for both Creedence Clearwater Revival and Ike and Tina Turner.

The two sets included tunes such as Aretha Franklin's 1985 hit "Freeway of Love." The group also performed tunes by Patti LaBelle, Gladys Knight and the Pips and other stars from the golden age of soul music.

Fuller, a regular on the Knoxville music scene exhibited passion and energy and the band played as well as any fan could hope for as fans took a musical stroll down Memory Lane.

The Concerts in the Park Series continues through September with jazz taking center stage on Tuesdays and other genres performing on Thursday nights.

All concerts are free and artists take the stage at 7 p.m.

Remaining Tuesday jazz dates include:

June 25: Larry Vincent Quartet
Sept. 3: Matt Nelson Trio
Sept. 10, 17, 24: Artist To Be Determined

Remaining Thursday concert dates include:

July 18: The Richo Brothers
Aug. 15: Liquid Velvet featuring Fleetwood Mac/Journey Tribute
Sept. 19: Square on the Square. That event will enable the audience to enjoy the opportunity to square dance on Market Square and some lessons will be provided.

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## The Doctor is in

a weekly column by Dr. Jim Ferguson

### *Isms*

People ask me, "When do you write?" And I often explain that I'm always writing. Thankfully topics keep finding me because I have a 1000+ word essay due each Thursday afternoon. Actually, I'm blessed to have this column to hopefully make a difference. The real dilemma is my thoughts, discussions with Becky and what I've written all seem to run together.

I learned a new word last week which prompted this essay. But then the most improbable baseball game in the College World Series occurred, and it could not go unmentioned.

I'm not a sports fanatic, but since I played baseball until I went to college, I have a special love for the game and especially catchers, because I was one. Maybe it's a form of syllogistic logic. This basic thought train goes: President Trump loves America. I love America. Therefore, I love President Trump.

The Vols baseball team played the Florida Seminoles on June 14 at the College World Series. Our guys were behind deep in the game, and then, after a controversial check-swing, Blake Burke singled, a rally ensued and Dylan Dreiling hit a walk-off single in the bottom of the ninth inning to win the game. What a dramatic comeback!

It was an amazing and tumultuous game with 23 runs scored, 31 base hits, including two triples. Pitchers were falling like dominos and the two teams had five errors, undoubtedly from stress. I am no sportscaster, but there was even more. I had never seen a player hit for the cycle (a single, double, triple and home run) in a World Series or any game. And Christian Moore did it. The last time this was accomplished in the College World Series was in 1956 when I was five years old. The Omaha Stadium inscription aptly reads, "The Greatest Show on Dirt."

And now, after my baseball sidebar, it's back to my original topic: Isms, which arose when I learned the word, transhumanism. Mr. Webster defines humanism as "the philosophy or perspective centered on human values or interests." We often hear this word paired with secular humanism, a worldly perspective eschewing the notion of supernaturalism (beyond natural phenomena).

I was surprised to learn that I've been writing about transhumanism for years in my science fiction novels and didn't know it. Webster explains transhumanism as a philosophical and intellectual movement advocating the enhancement of humans by developing and using sophisticated technology. In my novel "Mantis," one character was augmented with a "Chip" interface which allowed his brain to directly connect with sophisticated computers. You might imagine this as connecting to the Internet without an external device. The prefix trans- means beyond, so transhumanism is literally beyond human.

There are many -isms where the suffix identifies a state of the noun. Examples include feminism, socialism, Methodism and I could go on. Naturalism holds that there is no God or Creator.

Theism derives from the Latin word theo or God. Theists believe there is a Creator God and the Universe didn't just happen. Furthermore, theists hold that human worth and dignity are only possible with the perspective of God. All other -isms such as humanism, animism or even deism fall woefully short. Admittedly, I am a theist. For me, the belief in a Creative Entity and force is a far more plausible explanation for the universe than one just bursting forth (from what?) 13.8 billion years ago.

The lovely Becky says, "Be careful what you ask him because you may get his opinion whether you asked him or not." My kids learned this growing up. I've been known to say, "That explanation will take several sentences," and then they'd have to decide how badly they wanted to know.

Recently, I was driving my grandson, Oakley, to swim practice and he asked me if you have to vote. I explained to him that you are not required to vote, but millions have sacrificed, many with their lives, for the privilege of citizens to vote. I have heard people say that since Tennessee is Trump country it's not necessary to vote in the November election. I consider this very wrong. Pericles, the great leader of the ancient Athenian democracy, spoke of people who felt it was not their business to be involved with politics - the workings of the polis or city-state. Pericles said, those people "have no business here at all." It's not just a privilege to vote, it is our DUTY!

America seems hung up in "Bidenism," just as Ol' Joe is hung up on the notion he's fit to be president. Perhaps it's "Dr." Jill who keeps putting him out there to cover the Biden family's tracks. The media keep trying to cover up his senility and feebleness by "telling a story rather than the story." Biden is a useful figurehead for the progressive Democrat power structure and everyone sees that unelected officials are running the country.

Case in point, the Italian prime minister had to corral "the wanderer" at the G7 meeting, and Obama had to lead Joe off the stage when he froze up at a recent Los Angeles fundraiser. President Trump says he would like Biden to "shuffle back to Delaware." So would I. But he won't because he's a placeholder for Kamala, which is really scary.

President Trump recently said he'd like to make tips non-taxable so people could keep what they earn. Kamala countered saying she'd like to give $25,000 - of my money or yours - to first-time homebuyers. And there you have it: being allowed to keep what you earn or taking from Peter to give to Paul.

Since Democrats can't run on the failed policies of Bidenism they are saying crime is down (because it's not being reported to be FBI), DEI is beneficial (when it actually destroys systems based on merit and achievement), and the national debt is due to Bush and Trump tax cuts (even though government revenue skyrocketed from those tax cuts which stimulated the economy). The deficit and inflation problems are because Washington keeps printing dollars and spending beyond the budget. And, of course, Democrats can't run on the border crisis because their policies opened the border promoting drugs and sex trafficking.

As a science fiction writer, I've often imagined how aliens might perceive humans. But I can't imagine a human who could support the destructive policies of Bidenism. Maybe there really are aliens living among us.

*You may email Dr. Ferguson at fergusonj@knoxfocus.com*

# 'Butterflies and their Host Plants'

### A Virtual Program sponsored by the UT Arboretum Society for July

Join UT Arboretum education coordinator Michelle Campanis and Stephen Lyn Bales via Zoom for the monthly First Thursday Supper Club virtual presentation, "Butterflies and Their Host Plants." For July only, this monthly class will be pre-recorded due to the July 4th holiday. It will be sent the first week of July to everyone who registers.

Milkweed is the favorite host plant for monarch butterflies, but for tiger swallowtails it is just a source of nectar. The females of the beloved black and yellow swallowtails seek tuliptrees as their go-to host plant. But what about zebra swallowtails, blue azures, and painted ladies? Nature loves to foster biodiversity where different butterfly species seek a variety of different host plants. Learn which plants you can add to your landscape to help provide forage and habitat for butterflies...and maybe a moth too!

The First Thursday Nature Supper Club presentation is hosted by the UT Arboretum Society. The program is free, but registration is required to receive your Zoom link and the recording. The program will be recorded and sent to all who register. Register at www.utarboretumsociety.org under Programs. Please contact Michelle at mcampani@utk.edu for any questions or registration issues.

To contact Stephen Lyn Bales or buy one of his UT Press books, email him at hellostephenlyn@gmail.com.

The Forest Resources AgResearch and Education Center celebrates its 60th anniversary in 2024. It is one of the ten University of Tennessee Institute of Agriculture AgResearch and Education Centers located throughout Tennessee. The Institute of Agriculture also provides instruction, research and public service through the UT Herbert College of Agriculture, the UT College of Veterinary Medicine, UT AgResearch and UT Extension offices.

*Tiger swallowtail butterfly nectaring on milkweed. Photo by Michelle Campanis*

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# Living for the Approval of Others

**By Mark Brackney,**
**Minister of the Arlington Church of Christ**

In the middle of the Sermon on the Mount, Jesus turns a corner after giving six challenging examples of what living as a follower of Jesus looks like. "Be careful not to practice your righteousness in front of others to be seen by them. If you do, you will have no reward from your Father in heaven. So, when you give to the needy, do not announce it with trumpets, as the hypocrites do in the synagogues and on the streets, to be honored by others. Truly I tell you, they have received their reward in full. But when you give to the needy, do not let our left hand know what your right hand is doing, so that your giving may be done in secret. Then your father, who sees what is done in secret, will reward you" (Matthew 6:1-4).

Have you ever done something nice for someone but it went unacknowledged? How did that make you feel? Your answer to that says a lot about your motives. Were you upset or were you just thankful that you were able to do something for someone else and it felt good that it was anonymous, that you didn't need to get any credit because God saw it? I have to admit, I like to be acknowledged at times for the things I do. I wish everything I did was only for God to see, but that is not always the case. I don't think I'm alone. God wants our heart motivation to come from a good place. God doesn't want us to do things for others with an ulterior motivation.

Jesus begins by saying, "Be careful." It is a warning.

Jesus then says that if you do practice these good works in order to impress others, you will have no reward from God. So, what is Jesus saying? Jesus is not saying, "Don't do good works." A line later says, "when you give to the needy," not if. Jesus assumes His followers will go out and do good works. Jesus is also not saying, "If you do good works, hide them." Jesus said back in Matthew 5:16: "Let your light shine before others, that they may see your good deeds and glorify your Father in heaven."

Jesus assumes we will do good works that will shine out. The key is that we do these things to glorify God, not ourselves. We want God to get all the glory possible, and if that is through something we have done, great. So, Jesus is not saying hide all your good works. He is saying, when you do your good works, don't do it to show off. Don't do it to be seen or noticed by others.

Jesus then talks about three practices: giving to the needy, prayer, and fasting. These were the three core religious practices of Jesus' world. Jesus is warning His followers about the dangers of religious hypocrisy – doing them in order to look good in front of others. As for the needy, God has a heart for the poor (Proverbs 14:31). God identifies with the poor. How you treat the poor is how you treat God.

Jesus is saying the right motivation for giving, or any good work, is for God to notice and you will get a reward from Him. We have an inherent desire to be noticed by our father, our dad. Thankfully, if you don't have an earthly father who has done that, we have a heavenly father who will. God sees and takes delight in your good works. You are not earning His love. You already have God's love. You are His child and God is glorified as you practice your righteousness in front of Him alone.

# *Disappointment*

**By Joe Rector**
joerector@comcast.net

The definition of disappointment is "sadness or displeasure caused by the nonfulfillment of one's hopes or expectations." Not a single one of us has escaped disappointment's presence in this life. It comes with lessons that we can learn, although some of those lessons are less than worthwhile. Still, we live with our disappointments and hope the future might shine a bit brighter.

As children, we are "wired." Our assertions that our lives will be over unless Santa Claus brings a toy or game or outfit or car are, of course, overstated. Disappointment hits when a replacement toy is unwrapped. That game that was so important sold out, and our entire bodies sag with the knowledge that we'll have to endure the same old moves in the tired, old video games that we've played for the last year. A teen who peeks outside a window to discover no car is parked there can be so downtrodden that his Christmas becomes a day of misery and pouting. Of course, the worst disappointment is discovering that the jolly old man in the red suit isn't a real person at all. The mystique that surrounds Christmas is gone forever.

At some point in life, we all experience disappointments in friends. Most of the time, those we considered our BFFs let secrets that we've told them slip. Sometimes, those friends enter the portal and become friends with our sworn enemies. The worst betrayal by a friend comes when he steals a girlfriend. Oh, how low and disappointing such an action is to us.

Teenaged girls cause the most devastating disappointments. Most male teens are, for the most part, goofy. They are just learning how to deal with the opposite sex, and in the process, these young males will have scads of hilarious missteps. However, in their defense, these boys are sincere in their feelings for the girls. Before long, these males will learn that expressing their feelings leads to disappointment. How many boys are unceremoniously dumped by girlfriends? When girls are finished toying with boyfriends, they decide that the boys should be "just friends," two words designed to crush and disappoint boys.

Adults too often discover that the jobs they have are disappointing. My daughter was successful in college. She loved the challenges and did her best to come out on top of them. She graduated with awards and accolades. A company scooped her up quickly. Not long after beginning her chosen career, she called home one evening and began expressing her disappointment and disillusionment with the work world. She even asked her mother if that was all there was to come from her hard work to become one of the best in her field of study. Her mother had to remind my daughter that she'd just learned a valuable lesson: people work, and they are rewarded with a paycheck. Her disappointment was palpable.

I taught for 30 years and loved the job most every day. However, as years passed and different leaders took on positions, teaching became more difficult. The students rarely were the problems; parents, policies, and kingdom-building were. Little by little, educating students became more difficult as testing became the most important facet of teaching. I was disappointed that leaders took away the teacher's ability to teach materials in a certain way. If that teacher didn't follow a blueprint for "correct educational methods," he received poor evaluation scores, even though students and parents alike praised the individual for making positive impacts on teens.

Sometimes, writing is disappointing. I am the harshest critic of my writing. I want it to be well-written and easily understood. Sometimes, my fingers keep adding words to a simple idea. I've tried to remember to recite, "Commit to the Lord whatever you do and your plans will succeed" (Proverbs 16, Verse 3). When those pieces don't in some way add to readers' lives, I am disappointed. No writing is good when it is too wordy, contrived, or factually wrong. My goal is to avoid any of these things. I hope that I do so more often than not. If not, then I'm disappointed, and I apologize.


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*Hope to see you soon.*

# The Gentlewoman From Tuxedo Park

# Katharine St. George

## Pages from the Past

**By Ray Hill**
**rayhill865@gmail.com**

FROM THE AUTHOR'S PERSONAL COLLECTION

***Congresswoman Katharine St. George in a photo distributed by her office from her last years in the House.***

For a time, Katharine Price Collier St. George was the First Lady of a swath of upstate New York ranging from her home in Tuxedo Park to Delaware County. That title came not from her pedigree, which was perfect, nor was it because of whom she married. It was a title she earned through her own efforts and abilities. For eighteen years, Katharine St. George represented her people in the U.S. House of Representatives. During her time in the House, Mrs. St. George was one of the more recognizable faces of Republicans in the House. Katharine St. George served in Congress at a time when a woman's place was more in the home than the House of Representatives. Katharine St. George was the first woman ever to sit on the powerful House Rules Committee, which determined what bills reached the floor. Congresswoman St. George was also a firm supporter of rights for women. Benjamin Gilman, a successor in the House, recalled "it was through her efforts that the first hearing was held on the Equal Rights Amendment in the Congress."

Tuxedo Park was famous as the first haven for millionaires. The name was derived from men's dinner jackets, which had become popular with society folks.

Today the campaigns of Katharine St. George would seem quaint, if not antiquated. Congresswoman St. George typically drove herself throughout her district to attend a never-ending series of "teas, rallies, fashion shows and women's club meetings." The congresswoman refused to attend debates with her opponents, snapping political debates were "asinine."

Katharine St. George was a first cousin to President Franklin D. Roosevelt. Mrs. St. George's mother, Katharine, was the sister of FDR's formidable mother, Sara Delano. Warren Delano, the grandfather of both Katharine St. George and Franklin Roosevelt, once said, "I will not say that all Democrats are horse thieves, but it would seem that all horse thieves are Democrats!"

Her father, Hiram Price Collier was a working journalist, writing for a long ago forgotten magazine called Forum. Collier and his wife, Katharine, moved to Tuxedo Park when their daughter was two years old. For the remainder of her life, it was home to Katharine St. George.

Katharine Price Collier married George St. George, the third son of the Baronet St. George. Their union produced one child, a daughter, Priscilla. Mrs. St. George was long active in her community politics before her election to Congress, having been elected as a member of the governing body for Tuxedo Park. Mrs. St. George also chaired the Orange County Republican Party from 1942 until 1948 and was a delegate to the 1944 National Convention which selected New York Governor Thomas E. Dewey as its presidential candidate. When they had first met, George St. George was working as a clerk for J. P. Morgan and Company. George St. George later was the owner of a coal brokerage while his wife acted as vice president, secretary and treasurer of the company. Katharine St. George loved dogs and was well known for breeding prize English setters and pointers. At one time, Mrs. St. George was the president of the English Setter Club of America.

Katharine St. George had diminished her political activity somewhat when her cousin Franklin Roosevelt was elected president in 1932. When FDR sought an unprecedented third term, Mrs. St. George reentered politics more determined than ever before. Having supported numerous candidates up and down the ballot for years, for the first time Katharine St. George began to think of becoming a candidate for public office herself. Mrs. St. George wanted to be elected to the New York State Assembly. The opportunity to run for office came in 1946 and it was for the U.S. House of Representatives rather than the New York State Assembly.

To get to Congress, Katharine St. George had to take on an incumbent inside the Republican primary. August W. Bennett's own path to the House of Representatives had been a circuitous one. New York's Twenty-Ninth Congressional District was heavily Republican and had been represented in the House by fire-breathing nationalist Hamilton Fish since 1920. Fish was a determined foe of internationalism and the New Deal. Ironically, Fish represented the district in which Franklin Roosevelt lived. Congressman Fish was one of the most disliked members of Congress by those who were internationalists, who were well represented in the news media of the time. Henry Luce, a powerful publishing magnate whose empire included both LIFE and TIME magazines, was especially critical of those congressmen and senators who were identified by opponents as isolationists. Even with the relentless opposition of much of the news media, the White House and Eastern financiers, Hamilton Fish continued to be reelected. It took Governor Thomas E. Dewey, the boss of GOP politics in the Empire State, to redraw Fish's district to beat him at the polls. Augustus Bennett faced off against Congressman Fish inside the Republican primary and lost. Bennett was also on the ballot in November as a Democrat and won the general election.

The son of a congressman, August Bennett sought to win reelection in 1946, running as a Republican. TIME magazine followed the primary campaign, describing Katharine St. George as "trim, glib, tireless" while Congressman Bennett was dismissed as a "colorless" attorney. TIME noted the "chic" Katharine St. George "awed her constituents." Mrs. St. George traveled throughout the four-county congressional district by driving 200 miles daily, meeting at least 75 people each day. Katharine St. George ate with Republican leaders throughout the four counties and "spoke every other night." "Her platform vibrated with promises of jobs and homes for veterans, hope for farmers and love for labor's hard-won gains," TIME's correspondent wrote. Mrs. St. George also campaigned for relaxing or eliminating government control over much of business as the Second World War had ended. Katharine St. George also promised to support strengthening America's foreign policy as a member of congress.

"One good thing about women in politics is that they are not continually comparing themselves to the Great Emancipator," Katharine St. George quipped.

As might be expected, former Congressman Hamilton Fish, still had thousands of friends and supporters inside the district. Never one to hold his tongue, Fish was fully behind Katharine St. George's candidacy. TIME, which had been highly critical of Fish, finally acknowledged that "down in the bottom of its heart, the 29th district still liked Ham." Moreover, the news magazine thought Mrs. St. George to be "politically irresistible."

"Nobody can pin a Fish label on me," Katharine St. George insisted. "Ham Fish would support a wooden Indian against Bennett."

Katharine St. George carried three out of the four counties to win the Republican primary decisively. Mrs. St. George beat her Democratic opponent in the general election easily. For the next 18 years, she would routinely dispatch her Democratic opponents, which included Pulitzer Prize-winning cartoonist Bill Mauldin. Mauldin campaigned throughout the district by jeep and airplane, which was a novelty at the time. Katharine St. George beat the cartoonist with better than 62% of the votes cast.

Katharine St. George applied herself and began rising through the ranks of the House GOP rapidly. Congresswoman St. George focused her Washington office on serving the people of New York's Twenty-Ninth District and she studied the rules and procedures of the House of Representatives. Katharine St. George's knowledge of those oftentimes intricate rules and procedures was recognized by her party when she was made the first female parliamentarian in the history of the Republican Party to preside over a national convention in 1956. The congresswoman's deft handling of situations arising from the floor of the convention and her thorough knowledge of the rules was impressive at a time when the conventions being broadcast live over national television was still something of a novelty. Katharine St. George was the parliamentarian again in the 1960 and 1964 GOP national conventions.

During her last year in Congress, Katharine St. George tangled with Howard W. Smith of Virginia, the old country judge who chaired the House Rules Committee, over the civil rights bill pending before Congress. When Smith offered an amendment to the civil rights bill which would have effectively banned "discrimination by reason of gender as well as race," the judge opined, "This bill is so imperfect, what harm will this little amendment do?"

"Nothing could be more logical," Congresswoman St. George retorted. "We outlast you. We outlive you. We nag you to death. We want this crumb of equality. And the little word 'sex' won't hurt the bill."

Defeat came in 1964. As is usually the case when a longtime incumbent loses, the cause was a combination of reasons. 1964 was one of the worst years ever for Republicans in the Empire State. It was nothing less than a complete debacle for the Republican Party. New York Republicans were generally not as far to the right as GOP presidential nominee Barry Goldwater and there was a visceral and negative reaction to the Arizonan's nomination. Lyndon Johnson won quite nearly 70% of the votes cast in New York, while Goldwater polled just over 31%. The size and scope of the defeat reverberated down the ballot. Senator Kenneth Keating lost to carpetbagger Robert F. Kennedy and Katharine St. George lost narrowly to liberal Democrat John G. Dow. The Johnson landslide was one big reason for Congresswoman St. George's defeat, but there were other factors involved as well. Carmen Freda, chair of the Rockland County Republican Party, remembered the congresswoman was more vulnerable "because she ended up spending a lot of time in Washington and losing touch with her district." Freda still insisted Katharine St. George had been "a terrific congresswoman." "I think what set her apart was that she stood firm on her conservative principles, the things she believed in, no matter what," Carmen Freda told a reporter. "She was a great lady. We're not going to see another one like her again."

Leaving the House of Representatives in 1965, Katharine St. George went home to Tuxedo Park. Mrs. St. George became a member of the board of trustees for Americans for Constitutional Action, the counterpart to Americans for Democratic Action. Seventy-one years old at the time of her defeat, the former congresswoman made it plain she would not entertain the thought of a comeback campaign in 1966. Katharine St. George did state she intended to have a say in selecting the GOP nominee to face Congressman John Dow in 1966. Dow managed to win reelection that year, but St. George had not forgotten her defeat. In 1968, she paid for newspaper ads urging voters to support Martin McKneally for Congress. The two faced one another again in a 1970 rematch election and that contest was won by John Dow. Following redistricting in 1970, Dow had to run in a slightly different district in 1972 and lost to Benjamin Gilman. Dow made three attempts to return to the House of Representatives in 1974, 1982 and 1990 when he was 85 years old.

The former congresswoman was a staunch supporter of Ben Gilman. In 1973, Katharine St. George was among those who attended a testimonial dinner honoring former Congressman Hamilton Fish. Fish's son and namesake, Hamilton Fish Jr., was at the time the congressman for parts of the district once represented by both his father and Katharine St. George. Mrs. St. George was a member of the dinner committee, which included U.S. Senator James L. Buckley of New York and James A. Farley, one-time chairman of the Democratic National Committee and Postmaster General of the United States under Franklin Roosevelt. It had been quite nearly 30 years since Fish had left Congress and it is remarkable a former official was honored so many years after leaving office.

Katharine St. George remained an active Republican following her retirement from Congress and continually gave of her time and money to causes and charities in the community where she had lived almost literally her entire life. At some point in time, Mrs. St. George had pared down her age in her biographies and when she died in 1983, she was 88 years old instead of 86 as reported in most newspapers of the time.

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7:00 p.m.
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# LEGAL & PUBLIC NOTICES

## COURT NOTICES

### ORDER FOR SERVICE BY PUBLICATION

IN THE CHANCERY COURT FOR KNOX COUNTY TENNESSEE

**IN RE: ESTATE OF PAULA BOOKER**
**Deceased**

**STATE OF TENNESSEE**
**DIVISION OF TENNCARE**
**Petitioner**

**JAMEKA KING**
**WILLIAM TAAVIAN BOOKER**
**Respondents**

**No. 85079-1**

ORDER FOR SERVICE BY PUBLICATION

This matter is before the Court upon TennCare's Motion for Service by Publication. Based upon the motion and affidavit of TennCare's connsel, the Court finds that TennCare has diligently attempted to personally serve William Taavian Booker but was unable to because his current address and whereabouts are unknown.

Accordingly, it is therefore, ORDERED, ADJUDGED AND DECREED that service by

Publication shall issue.

Entered this 8TH day of April, 2024.

John J Weaver
Chancellor

Approved for Entry:

Matt Jarboe
Office of General Counsel,
Division of TennCare
310 Great Circle Road
Nashville, Tennessee 37243
Phone:(615) 253-1515
matt.jarboe@tn.gov

### NON-RESIDENT NOTICE

**TO: STEPHEN BRANNON,**
**AND ALL UNKNOWN HEIRS OF**
**JEWELL BRANNON-VARNER**

**IN RE: RUBIN LUBLIN TN, PLLC,**
**V.**
**ERIC VARNER, MARK VARNER,**
**TERESA GARCIA, STEPHEN BRANNON,**
**SHARON THURMAN aka SHARON**
**BRANNON, MIDLAND FUNDING,**
**LLC, ALL UNKNOWN HEIRS WALKER**
**VARNER, and ALL UNKNOWN HEIRS**
**OF JEWELL BRANNON-VARNER,**
**NO. 208103-1**

IN THE CHANCERY COURT FOR KNOX COUNTY, TENNESSEE

In this Cause, it appearing from the Complaint filed, which is sworn to, that the defendant STEPHEN BRANNON, AND ALL UNKNOWN HEIRS OF JEWELL BRANNON-VARNER, a non-resident of the State of Tennessee, or whose whereabouts cannot be ascertained upon diligent search and inquiry, so that the ordinary process of law cannot be served upon STEPHEN BRANNON, AND ALL UNKNOWN HEIRS OF JEWELL BRANNON-VARNER, it is ordered that said defendant, STEPHEN BRANNON, AND ALL UNKNOWN HEIRS OF JEWELL BRANNON-VARNER, file an answer with the Clerk and Master of the Chancery Court at Knoxville, Tennessee and with HANNAH DEVENPORT, an Attorney whose address is 3145 AVALON RIDGE PLACE, SUITE 100 PEACHTREE CORNERS, GEORGIA 30071within thirty (30) days of the last date of publication or a judgment by default will be taken against you and the cause will be set for hearing Ex-Parte as to you before Chancellor John F. Weaver at the Knox County Chancery Court, Division I, 400 Main Street, Knoxville, Tennessee 37902.

This notice will be published in a The Knoxville Focus Newspaper for four (4) consecutive weeks.

This 6th day of JUNE, 2024.

J. Scott Griswold
Clerk and Master

### NON-RESIDENT NOTICE

**TO: JERMAINE MCGINNISS**
**IN RE: NADIA NYOKA MCGINNISS**
**v. JERMAINE MCGINNISS**
**NO. 208685-1**

IN THE CHANCERY COURT FOR KNOX COUNTY, TENNESSEE

In this Cause, it appearing from the Complaint filed, which is sworn to, that the defendant JERMAINE MCGINNISS, a non-resident of the State of Tennessee, or whose whereabouts cannot be ascertained upon diligent search and inquiry, so that the ordinary process of law cannot be served upon JERMAINE MCGINNISS, it is ordered that said defendant, JERMAINE MCGINNISS, file an answer with the Clerk and Master of the Chancery Court at Knoxville, Tennessee and with JERRY R. GIVENS, an Attorney whose address is 9724 KINGSTON PIKE, SUITE 504 KNOXVILLE, TN 37922 within thirty (30) days of the last date of publication or a judgment by default will be taken against you and the cause will be set for hearing Ex-Parte as to you before Chancellor John F. Weaver at the Knox County Chancery Court, Division I, 400 Main Street, Knoxville, Tennessee 37902. This notice will be published in a The Knoxville Focus Newspaper for four (4) consecutive weeks.

This 4th day of JUNE, 2024.

J. Scott Griswold
Clerk and Master

### PUBLIC NOTICE CHANCERY COURT SALE OF VALUABLE PROPERTY

**Julia A. McNelley,**
**Petitioner**
**v.**
**Jana McNelley,**
**Respondent.**

**No. 201564-2**

**LOCATION:** SITUATED in District Seven (7) (formerly 2) of Knox County, Tennessee, said lot fronting 100.02 feet on Bluebird Drive, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the South line of Bluebird Drive distant in a westerly direction 200.4 feet from the intersection of the South line of Bluebird Drive extended with the West line of Plummer Road extended said iron pin marking a common corner of Lots 32 and 33 in said Block in said Addition; thence South 19 deg. 55 min. East with the dividing line between Lots 32 and 33, a distance of 153.17 feet to an iron pin; thence in a westerly direction, 100 feet to an iron pin, marking a common corner of Lots 31 and 32; thence North 19 deg. 55 min. West with the dividing line between Lots 31 and 32, a distance of 155.1 feet to an iron pin in the South line of Bluebird Drive; thence in an easterly direction with Bluebird Drive, 100.02 feet to the point of BEGINNING, as shown by survey of W.E. Lack, Engineer, dated May 9, 1955

BEING the same property conveyed to Gregory Vernal McNelly (sic) from Gergory Neal York by Tennessee Quit Claim Deed dated February 22, 2006, filed for record as Instrument No. 200603090075226, in the Knox County Register of Deeds Office. Gregory Vernal McNelley having died on or about July 1, 2013. See Order of Partial Summary Judgment dated June 1, 2023 filed as Case No. 201564-2 in the Chancery Court for Knox County, Tennessee.

This parcel is commonly known as 1304 Bluebird Drive Knoxville, TN 37918 and is further identified as Knox County Tax Identification No. 69GH17.

Sale is pursuant to the Order of Partial Summary Judgement by Clerk and Master entered June 1, 2023, in the above cause of action.

**DATE AND TIME OF SALE:** July 12, 2024 at 12:00 PM.

**PLACE OF SALE:** City-County Building within the corridor of the Main Street entrance near the Large Assembly Room, North entrance, 400 Main Street, Knoxville, Tennessee 37902.

**TERMS:** The sale will be for cash. The purchaser may either (i) pay the entire purchase price at the time of sale or (ii) pay 10% of the purchase price at the time of sale and execute a note for the balance, without interest, to be paid in full within thirty (30) days from the sale date. As security for the note, a Knox County resident must sign the note as surety and the Clerk and Master will retain a lien on the real property until the note is satisfied. All funds must be paid by check drawn from a bank where the Clerk and Master can independently verify funds are available. If the person bidding is an agent of another person or entity, the person bidding must present sufficient evidence to the Clerk and Master, at the time of the sale, to establish his or her authority to bid.

The Clerk and Master is further authorized to accept an upset bid within ten (10) days following the sale and reopen bidding in accordance with Tenn. Code Ann. § 35-5-110. Any upset bid shall be at least ten percent (10.00%) of the original winning bid If the Clerk and Master receives an upset bid, he shall conduct an upset sale on July 25, 2024 at 11:00 AM.

**FOR FURTHER INFORMATION CALL:** 865-215-2555; J. Scott Griswold, Esq., Clerk and Master

### NOTICE TO CREDITORS

**ESTATE OF LINDA C. BRADEN**
**DOCKET NUMBER 89495-1**

Notice is hereby given that on the 4 day of JUNE, 2024, letters of administration in respect of the Estate of LINDA C. BRADEN who died April 12, 2024 were issued to the undersigned by the Knox Chancery Court, Probate Division. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least six1y (60) days before the date that is four (4) months from the date of first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 4 day of JUNE, 2024.

ESTATE OF LINDA C. BRADEN

PERSONAL REPRESENTATIVE(S)
REGAN CARUTHERS, ATTORNEY
110 COGDILL ROAD
KNOXVILLE, TN 37922

### NOTICE TO CREDITORS

**ESTATE OF LARRY G. DARDEN**
**DOCKET NUMBER 89546-1**

Notice is hereby given that on the 7 day of JUNE, 2024, letters administration in respect of the Estate of LARRY G. DARDEN who died Feb 23, 2024, were issued the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named court on or before the earlier of the dates prescribed in (11 or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 7 day of JUNE, 2024.

ESTATE OF LARRY G DARDEN

PERSONAL REPRESENTATIVE(S)
LINDSAY DARDEN, CO-ADMINISTRATRIX
16328 EDGEMERE DRIVE
PFLUGERVILLE, TX 78660

JENNIFER DARDEN; CO-ADMINISTRATRIX
1315 SUNSET PARK DRIVE
SEYMOUR, TN. 37865

DUSTIN S. CROUSE ATTORNEY
9111 CROSS PARK DRIVE, SUITE D200
KNOXVILLE, TN. 37923

### NOTICE TO CREDITORS

**ESTATE OF STEVEN TRAVIS GOBLE**
**DOCKET NUMBER 89468-1**

Notice is hereby given that on the 31 day of MAY, 2024, letters administration in respect of the Estate of STEVEN TRAVIS GOBLE who died Feb 9, 2024, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 31 day of MAY, 2024.

ESTATE OF STEVEN TRAVIS GOBLE

PERSONAL REPRESENTATIVE(S)
STEPHANIE GOBLE, ADMINISTRATOR
7109 MEADOWBROOK CIRCLE
KNOXVILLE, TN 37918

### NOTICE TO CREDITORS

**ESTATE OF WILLIAM JOSEPH GOODIER**
**DOCKET NUMBER 89398-3**

Notice is hereby given that on the 12 day of JUNE, 2024 letters testamentary, in respect to the Estate of WILLIAM JOSEPH GOODIER, who died August 21, 2023, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 12 day of JUNE, 2024.

ESTATE OF WILLIAM JOSEPH GOODIER

PERSONAL REPRESENTATIVE(S)
DEBORAH ANN GOODIER NEWELL
8 LAKE STREET
P.O. BOX 348
MORRIS, NY 13808

STEVE ERDELY IV, ATTORNEY
810 W. CLINCH AVE., 7TH FLOOR
KNOXVILLE, TN 37902

### NOTICE TO CREDITORS

**ESTATE OF SUFENNE HUANG HUNG**
**DOCKET NUMBER 89498-1**

Notice is hereby given that on the 6 day of JUNE, 2024, Letters Testamentary in respect of the Estate of SUFENNE HUANG HUNG who died March 12, 2024, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the Estate are required to file the same with the Clerk of the above-named Court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this Notice if the creditor received an actual copy of this Notice to Creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve months from the decedent's date of death.

This the 6 day of JUNE, 2024.

ESTATE OF SUFENNE HUANG HUNG

PERSONAL REPRESENTATIVE(S)
SAMUEL MOUNTAIN HUNG, EXECUTOR
9537 GULF PARK DRIVE
KNOXVILLE, TN 37923

JACKSON G. KRAMER, ATTORNEY
P.O.BOX 629
KNOXVILLE, TN 37901-0629

### NOTICE TO CREDITORS

**ESTATE OF ANNE KOSTRAY JACOBUS**
**DOCKET NUMBER 89534-1**

Notice is hereby given that on the 4 day of JUNE, 2024, Letters Testamentary in respect of the Estate of ANNE KOSTRAY JACOBUS, who died on February 16, 2024, were issued to the referenced Personal Representative by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditors received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in the (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This, the 4 day of JUNE, 2024.

ESTATE OF ANNE KOSTRAY JACOBUS

PERSONAL REPRESENTATIVE(S)
PHILIP MICHAEL JACOBUS
5100 JACKSBORO PIKE
KNOXVILLE, TN 37918

DONALD J. FARINATO, ATTORNEY
445 S. GAY STREET, SUITE 401
KNOXVILLE, TN 37902

### NOTICE TO CREDITORS

**ESTATE OF TONYA SUE JEFFERSON**
**DOCKET NUMBER 89444-1**

Notice is hereby given that on the 31 day of MAY, 2024, letters administration in respect of the Estate of TONYA SUE JEFFERSON who died Sep 21, 2023, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 31 day of MAY, 2024.

ESTATE OF STEVEN TRAVIS GOBLE

PERSONAL REPRESENTATIVE(S)
STEPHANIE GOBLE, ADMINISTRATOR
7109 MEADOWBROOK CIRCLE
KNOXVILLE, TN 37918

### NOTICE TO CREDITORS

**ESTATE OF DAIRS V. JOHNSON**
**DOCKET NUMBER 89542-3**

Notice is hereby given that on the 6 day of JUNE, 2024, Letters Testamentary in respect of the Estate of DAIRS V. JOHNSON, who died March 10, 2024, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured and unmatured against the estate are required to file the same with the Clerk and Master of the above-named Court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred.

(1)(A) Four (4) months from the date of the first publication of this notice, if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 6 day of JUNE, 2024.

ESTATE OF DAIRS V. JOHNSON

PERSONAL REPRESENTATIVE(S)
PHILLIP W. JOHNSON
2126 SENTELL CIRCLE
MARYVILLE, TN 37803

MELISSA WORTLEY, ATTORNEY
3715 POWERS STREET
KNOXVILLE, TN 37917

### NOTICE TO CREDITORS

**ESTATE OF ALOYSIUS JOSEPH KINNANE**
**DOCKET NUMBER 89441-1**

Notice is hereby given that on the 6 day of JUNE, 2024, Letters Testamentary in respect to the Estate of ALOYSIUS JOSEPH KINNANE, who died on February 23, 2024, were issued to the undersigned by the Clerk and Master of the Chancery Court, Probate Division of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his estate are required to file the same with the Clerk and Master of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred;

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1) (A); or

(2) Twelve (12) months from the decedent's date of death.

This the 6 day of JUNE, 2024.

ESTATE OF ALOYSIUS JOSEPH KINNANE

PERSONAL REPRESENTATIVE(S)
MICHAEL JOHNSTON KINNANE
P.O. BOX 5926
KNOXVILLE, TN 37928

JOHN K. HARBER, ATTORNEY
MIKAELA M. SMITH, ATTORNEY
P.O. BOX 870
KNOXVILLE, TN 37901

### NOTICE TO CREDITORS

**ESTATE OF RONALD LLOYD KLUEH**
**DOCKET NUMBER 89537-1**

Notice is hereby given that on the 4 day of JUNE, 2024, Letters of Testamentary in respect of the Estate of RONALD LLOYD KLUEH, who died March 23, 2024, were issued to the undersigned by the Probate Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk of the abovenamed court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first date of the publication of this Notice if the creditor received an actual copy of this Notice to Creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the Notice To Creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A);or

(2) Twelve (12) months from the decedent's date of death.

This the 4 day of JUNE, 2024.

ESTATE OF RONALD LLOYD KLUEH

PERSONAL REPRESENTATIVE(S)
RONA ANN KLUEH, CO-EXECUTOR
5904 SE 22ND AVENUE
PORTLAND, OR 97202

KEVIN GILBERT KLUEH, CO-EXECUTOR
3620 DEVEREAUX COURT
ORLANDO, FL 32837

PATRICK R. MCKENRICK, ATTORNEY
1019 ORCHID DRIVE
KNOXVILLE, TN 37912

### NOTICE TO CREDITORS

**ESTATE OF RICHARD G. KOMAROMY**
**DOCKET NUMBER 89528-1**

Notice is hereby given that on the 6 day of JUNE, 2024, letters testamentary in respect of the Estate of RICHARD G. KOMAROMY, who died on May 5, 2024, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2); otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 6 day of JUNE, 2024.

ESTATE OF RICHARD G. KOMAROMY

PERSONAL REPRESENTATIVE(S):
JANICE M. WATROUS
2609 KNOB CREEK LANE
KNOXVILLE, TN 37912

DAVID A. MONTGOMERY, ATTORNEY
112 GLENLEIGH CT., SUITE 1
KNOXVILLE, TN 37934

### NOTICE TO CREDITORS

**ESTATE OF RUTH K. LANE**
**DOCKET NUMBER 89494-3**

Notice is hereby given that on the 12 day of JUNE, 2024, letters testamentary (or letters of administration as the case may be) in respect of the Estate of RUTH K. LANE who died March 7, 2024, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the abovenamed court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) monfr1s from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 12 day of JUNE, 2024.

ESTATE OF RUTH K. LANE

PERSONAL REPRESENTATIVE(S)
ANNA RUTH CURRENCE
1004 DEADERICK RD
KNOXVILLE, TN 37920

KEITH H. BURROUGHS, ATTORNEY
900 S. GAY STREET, 14TH FLOOR
KNOXVILLE, TENNESSEE 37901

### NOTICE TO CREDITORS

**ESTATE OF CHRISTOPHER JAMES MARTIN**
**DOCKET NUMBER 89477-1**

NOTICE is hereby given that on the 6 day of JUNE, 2024, Letters Testamentary in respect of the Estate of CHRISTOPHER JAMES MARTIN, who died on April 3, 2024 were issued to the undersigned by the Clerk and Master of the CHANCERY COURT OF KNOX COUNTY, TENNESSEE. All persons, resident and non-resident, having claims, matured or unmatured, against this estate are required to file the same with the Clerk and Master of the above-named court on or before the earlier of the dates prescribed in (1) or (2) below; otherwise, their claims will be forever barred.

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 6 day of JUNE, 2024.

ESTATE OF CHRISTOPHER JAMES MARTIN

PERSONAL REPRESENTATIVE(S)
AMANDA MARTIN
11109 FARRAGUT HILLS BLVD.,
KNOXVILLE, 1N 37934

JANE KAUFMAN JONES, ATTORNEY
8517 KINGSTON PIKE
KNOXVILLE, TN 37919

### NOTICE TO CREDITORS

**ESTATE OF WANDA LOUISE MATTHEWS**
**DOCKET NUMBER 89540-1**

Notice is hereby given that on the 12 day of JUNE, 2024, Letters Testamentary (or Letters of Administration as the case may be) in respect of the Estate of WANDA LOUISE MATTHEWS, who died on the 25 day of April, 2024 were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk of the above-named court on or before the earlier of the dates prescribed in (1) of (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of such notice at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date first publication or posting as described in (1)(A); or

(2) Twelve (12) months from decedent's date of death.

This the 12 day of JUNE, 2024.

ESTATE OF WANDA LOUISE MATTHEWS

PERSONAL REPRESENTATIVE(S)
PEGGY PLAUGER
1321 GREENWELL DR.
KNOXVILLE, TN 37938

ROBERT W. GODWIN, ATTORNEY
4611 OLD BROADWAY
KNOXVILLE, TN 37918

### NOTICE TO CREDITORS

**ESTATE OF CARLA JEAN PARKER**
**DOCKET NUMBER 89513-1**

Notice is hereby given that on the 31 day of MAY, 2024, letters testamentary in respect of the Estate of CARLA JEAN PARKER who died Dec 9, 2023, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 31 day of MAY, 2024.

ESTATE OF CARLA JEAN PARKER

PERSONAL REPRESENTATIVE(S)
CHERYL PARKER GANN, EXECUTRIX
2118 EMBER BROOK LANE
POWELL, TN 37849

### NOTICE TO CREDITORS

**ESTATE OF CARLYLE EDWARD ROTH**
**DOCKET NUMBER 89435-1**

Notice is hereby given that on the 4 day of JUNE, 2024, letters testamentary in respect of the Estate of CARLYLE EDWARD ROTH who died Mar 14, 2024, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 4 day of JUNE, 2024.

ESTATE OF CARLYLE EDWARD ROTH

PERSONAL REPRESENTATIVE(S)
TIM WAYNE ROTH, EXECUTOR
3691 MAJESTIC OAK DRIVE SW
GAINESVILLE, GA 30504-5844

### NOTICE TO CREDITORS

**ESTATE OF ROBERT HOWARD SMITH**
**DOCKET NUMBER 89552-1**

Notice is hereby given that on the 12 day of JUNE, 2024, Letters of Testamentary in respect of the Estate of ROBERT HOWARD SMITH, who died March 19, 2024, were issued to the undersigned by the Chancery Court of Knox County, Tennessee Probate Division. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first date of the publication of this Notice if the creditor received an actual copy of this Notice to Creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the Notice To Creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in {1)(A);or

(2) Twelve (12) months from the decedent's date of death.

This the 12 day of JUNE, 2024.

ESTATE OF ROBERT HOWARD SMITH

PERSONAL REPRESENTATIVE(S)
MELVIN HOWARD SMITH, EXECUTOR
6800 JACOBS CREEK CIRCLE
FAYETTEVILLE, NC 28306

PATRICK R. MCKENRICK, ATTORNEY
1019 ORCHID DRIVE
KNOXVILLE, TN 37912

### NOTICE TO CREDITORS

**ESTATE OF MARILYN Y. WADE**
**DOCKET NUMBER 89459-1**

Notice is hereby given that on the 31 day of MAY, 2024, letters testamentary in respect of the Estate of MARILYN Y. WADE who died Mar 25, 2024, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 31 day of MAY, 2024.

ESTATE OF MARILYN Y WADE

PERSONAL REPRESENTATIVE(S)
PHILLIP WALDEN, EXECUTOR
3150 BIG WOODS DRIVE
MORRISTOWN, TN 37813

# LEGAL & PUBLIC NOTICES

## NOTICE TO CREDITORS

**ESTATE OF ANNETTE M. WALLACE**
**DOCKET NUMBER 89558-1**

Notice is hereby given that on the 12 day of JUNE, 2024, Letters Testamentary (or Letters of Admmistration as the case may be) in respect to the Estate of ANNETTE M. WALLACE, who died on January 1, 2024, were issued to the undersigned by the Chancery Court, Probate Division of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the Estate are required to file the same with the Clerk of the above named Court on or before the earlier of the dates prescribed in (1) or (2) below, otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this Notice if the creditor received an actual copy of this Notice to Creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the Notice to Creditors if the creditor received the copy of the Notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 12 day of JUNE, 2024.

ESTATE OF ANNETTE M. WALLACE

PERSONAL REPRESENTATIVE(S)
STEVEN K. WALLACE
1212 FOREST BROOK RD
KNOXVILLE, TN 37919

O.E. SCHOW, IV, ATTORNEY
900 SOUTH GAY STREET, 9TH FLOOR
KNOXVILLE, TN 37901-0900

## NOTICE TO CREDITORS

**ESTATE OF LINDA G. BACON**
**DOCKET NUMBER 89480-1**

Notice is hereby given that on the 18 day of JUNE, 2024, letters testamentary (or letters of administration as the case may be) in respect of the Estate of LINDA G. BACON who died March 12, 2024 were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that the four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 18 day of JUNE, 2024.

ESTATE OF LINDA G. BACON

PERSONAL REPRESENTATIVE(S)
BYRON SCOTT BACON, CO-PERSONAL REP.
5112 CATALINA RD.
KNOXVILLE, TN 37918

KELLY B. JENNINGS, CO-PERSONAL REP.
5218 TRUMPET VINE LANE
KNOXVILLE, TN 37918

BEN T. NORRIS, ATTORNEY
PO BOX 397
STRAWBERRY PLAINS, TN 37871

## NOTICE TO CREDITORS

**ESTATE OF LINDA RUTH BYRD**
**DOCKET NUMBER 89433-2**

Notice is hereby given that on the 13 day of JUNE, 2024, letters of Administration in respect of the Estate of LINDA RUTH BYRD who died April 6, 2024, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dated prescribed in (1) and (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 13 day of JUNE, 2024.

ESTATE OF LINDA RUTH BYRD

PERSONAL REPRESENTATIVE(S)
DOYLE ROBERT BYRD
2303 SARTAIN SPRINGS RD.
WHITE PINE, TN 37890

## NOTICE TO CREDITORS

**ESTATE OF JEFFERY DALE CHEVALIER**
**DOCKET NUMBER 88942-3**

Notice is hereby given that on the 14 day of JUNE, 2024, letters administration in respect of the Estate of JEFFERY DALE CHEVALIER who died Oct. 14, 2023, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 14 day of JUNE, 2024.

ESTATE OF JEFFERY DALE CHEVALIER

PERSONAL REPRESENTATIVE(S)
CAROLINE PORCH, ADMINISTRATRIX
808 OLDE PIONEER, TRL #182
KNOXVILLE, TN 37923

## NOTICE TO CREDITORS

**ESTATE OF DARRELL STEVEN EVERETT**
**DOCKET NUMBER 89585-1**

Notice is hereby given that on the 14 day of JUNE, 2024, letters testamentary in respect of the Estate of DARRELL STEVEN EVERETT who died Mar. 1, 2024, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 14 day of JUNE, 2024.

ESTATE OF DARRELL STEVEN EVERETT

PERSONAL REPRESENTATIVE(S)
DEWEY EDWARD CODY, EXECUTOR
7117 WILSON DRIVE
KNOXVILLE, TN 37924

## NOTICE TO CREDITORS

**ESTATE OF WANDA SUE GAMBRELL**
**DOCKET NUMBER 89253-2**

Notice is hereby given that on the 13 day of JUNE, 2024, Letters of Administration CTA in respect to the Estate of WANDA SUE GAMBRELL, who died March 1, 2024, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, residents and non-resident, having claims matured or unmatured, against the Estate are required to file the same with the Clerk of the above-named Court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date or first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice to creditors less than sixty (60) days prior to the date that is four (4) months from the date or first publication described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 13 day of JUNE, 2024.

ESTATE OF WANDA SUE GAMBRELL

PERSONAL REPRESENTATIVE(S)
EVA L. WILSON
6484 HUGH WILLIS RD.
POWELL, TN 37849

OGER D. HYMAN, ATTORNEY
P.O. BOX 26072
KNOXVILLE, TN 37912-9672

## NOTICE TO CREDITORS

**ESTATE OF FLOYD CARL GIDEON**
**DOCKET NUMBER 89553-2**

Notice is hereby given that on the 18 day of JUNE, 2024, letters of testamentary (or letters of administration as the case may be) in respect of the Estate of FLOYD CARL GIDEON who died May 15, 2024, were issued to the undersigned by the Chancery Court, Probate Division, Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates described in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 18 day of JUNE, 2024.

ESTATE OF FLOYD CARL GIDEON

PERSONAL REPRESENTIVE(S)
LLOYD GIDEON
149 CHILHOWEE VIEW RD.
MARYVILLE, TN 37803

ANDREW J. CRAWFORD, ATTORNEY
5344 NORTH BROADWAY
KNOXVILLE, TN 37918

## NOTICE TO CREDITORS

**ESTATE OF LARRY EVERETT HARTMAN**
**DOCKET NUMBER 88537-3**

Notice is hereby given that on the 18 day of JUNE, 2024, letters testamentary in respect of the Estate of LARRY EVERETT HARTMAN who died on the 8th day of August, 2023, were issued to the undersigned by the Chancery court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 18 day of JUNE, 2024.

ESTATE OF LARRY EVERETT HARTMAN

PERSONAL REPRESENTATIVE(S)
AMY MORTON VAUGHN
1632 LECONTE DRIVE
MARYVILLE, TN 37803

GREGORY D. SHANKS, ATTORNEY
406 UNION AVENUE, SUITE 602
KNOXVILLE, TN 37902

## NOTICE TO CREDITORS

**ESTATE OF JAMES A. JENKINS**
**DOCKET NUMBER 89567-1**

Notice is hereby given that on the 18 day of JUNE, 2024, letters of testamentary in respect of the Estate of JAMES A. JENKINS who died on the 3rd day of December, 2023, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred.

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 18 day of JUNE, 2024.

ESTATE OF JAMES A. JENKINS

PERSONAL REPRESENTATIVE(S)
JENNIFER KEENEY
9681 S. TRACE ROAD
MILTON, FL 32583

NEVA M. FOUST, ATTORNEY
4641 CHAMBLISS AVENUE
KNOXVILLE, TN 37919

## NOTICE TO CREDITORS

**ESTATE OF THOMAS WILLIAM KING, SR.**
**DOCKET NUMBER 89471-1**

Notice is hereby given that on the 13 day of JUNE, 2024, letters testamentary (or letters of administration) in respect of the Estate of THOMAS WILLIAM KING, SR., who died April 6, 2024, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk all the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedents date of death.

This the 13 day of June, 2024.

ESTATE OF THOMAS WILLIAM KING, SR.

PERSONAL REPRESENTATIVE(S)
TRACEY BANKS
220 MORAWK CIRCLE
SEYMOUR, TN 37865

GLEN B. RUTHERFORD, ATTORNEY
PO BOX 1668
KNOXVILLE, TN 37901

## NOTICE TO CREDITORS

**ESTATE OF RICHARD OLIVER LARSON**
**DOCKET NUMBER 89399-1**

Notice is hereby given that on the 18 day of JUNE, 2024, letters testamentary (or letters of administration as the case may be) in respect of the Estate of RICHARD OLIVER LARSON who died March 4, 2024 were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 18 day of JUNE, 2024.

ESTATE OF RICHARD OLIVER LARSON

PERSONAL REPRESENTATIVE(S)
CYNTHIA EDMONDS
1721 WINDSOR DR.
WINTER PARK, FL 32789

R. SETH OAKES, ATTORNEY
10413 KINGSTON PIKE, SUITE 201
KNOXVILLE, TN 37922

## NOTICE TO CREDITORS

**ESTATE OF BILLY RAY LAWSON**
**DOCKET NUMBER 89547-2**

Notice is hereby given that on the 13 day of JUNE, 2024, Letters Testamentary, in respect of the Estate of BILLY RAY LAWSON, deceased, who died May 6, 2024, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured against her estate are required to file the same in triplicate with the Clerk of the above-named Court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four months from the date of the first publication (or posting); or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors, if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication (or posting) as described in (1) (A); or

(2) 12 months from the decedent's date of death.

This the 13 day of JUNE, 2024.

ESTATE OF BILLY RAY LAWSON

PERSONAL REPRESENTATIVE(S)
BILLY RAY LAWSON, JR., EXECUTOR
5505 MEADOW WELLS DR.
KNOXVILLE, TN 37924

K. DAVID MYERS, ATTORNEY
PO BOX 13
MAYNARDVILLE, TN 37807

## NOTICE TO CREDITORS

**ESTATE OF ANN BOLIN MEYER**
**DOCKET NUMBER 89570-1**

Notice is hereby given that on the 18 day of JUNE, 2024, Letters Testamentary (or Letters of Administration as the case may be) in respect of the Estate of ANN BOLIN MEYER, deceased, who died on the 10 day of December, 2023 were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of such notice at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication or posting as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 18 day of JUNE, 2024.

ESTATE OF ANN BOLIN MEYER

PERSONAL REPRESENTATIVE(S)
DAVID GAYK
4717 BARBARA DR.
KNOXVILLE, TN 37918

ROBERT W. GODWIN, ATTORNEY
4611 OLD BROADWAY
KNOXVILLE, TN 37918

## NOTICE TO CREDITORS

**ESTATE OF MICHAEL MULLALY**
**DOCKET NUMBER 89375-1**

Notice is hereby given that on the 18 day of JUNE, 2024, letters testamentary (or letters of administration as the case may be) in respect of the Estate of MICHAEL MULLALY who died December 11, 2023, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the abovenamed court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 18 day of JUNE, 2024.

ESTATE OF MICHAEL MULLALY

PERSONAL REPRESENTATIVE(S)
TAMARA MYERS
1370 PICKENS STONEGATE DR.
WINSTON-SALEM, NC 27107

KATHERINE MULLALY
4822 NE GLISAN ST.
PORTLAND, OR 97213

KELSEY R. REILLY, ATTORNEY
1518 N. BROADWAY
KNOXVILLE, TN 37918

## NOTICE TO CREDITORS

**ESTATE OF HERBERT PRESTON NEFF III**
**DOCKET NUMBER 89058-2**

Notice is hereby given that on the 30 day of MAY, 2024, letters administration in respect of the Estate of HERBERT PRESTON NEFF III who died Dec. 27, 2023, were issued the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred.

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 30 day of MAY, 2024.

ESTATE OF HERBERT PRESTON NEFF III

PERSONAL REPRESENTATIVE(S)
AMANDA VICTORIA HALL, EXECUTRIX
3421 BURWOOD ROAD
KNOXVILLE, TN 37921

D. CHRIS POULOPOULOS, ATTORNEY
611 S. WASHINGTON STREET
MARYVILLE, TN 37804

## NOTICE TO CREDITORS

**ESTATE OF DONNIE RICHARD NEWMAN**
**DOCKET NUMBER 89453-1**

Notice is hereby given that on the 14 day of JUNE, 2024, letters administration in respect of the Estate of DONNIE RICHARD NEWMAN who died Feb. 10, 2024, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 14 day of JUNE, 2024.

ESTATE OF DONNIE RICHARD NEWMAN

PERSONAL REPRESENTATIVE(S)
WANDA NEWMAN PILGRIM,
ADMINISTRATRIX
2516 ELLISTOWN ROAD
KNOXVILLE, TN. 37924

## NOTICE TO CREDITORS

**ESTATE OF NORMA JEAN NORMAN**
**DOCKET NUMBER 89466-2**

Notice is hereby given that on the 6 day of JUNE, 2024, letters testamentary in respect of the Estate of NORMA JEAN NORMAN who died Apr. 2, 2024, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 6 day of JUNE, 2024.

ESTATE OF NORMA JEAN NORMAN

PERSONAL REPRESENTATIVE(S)
JEANIE LANE, EXECUTRIX
1049 LITTLE DOGWOOD RD.
KINGSTON, TN 37763

## NOTICE TO CREDITORS

**ESTATE OF ERIC STEVEN RADER**
**DOCKET NUMBER 89564-1**

Notice is hereby given that on the 18 day of JUNE, 2024, Letters of Administration in respect of the Estate of ERIC STEVEN RADER, who died April 12, 2024, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured and unmatured against the estate are required to file the same with the Clerk and Master of the above-named Court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice, if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 18 day of JUNE, 2024.

ESTATE OF ERIC STEVEN RADER

PERSONAL REPRESENTATIVE(S)
WENDY RADER-BAILEY
6306 NORWOOD DRIVE
KNOXVILLE, TN 37914

MELISSA WORTLEY, ATTORNEY
3715 POWERS STREET
KNOXVILLE, TN 37917

## NOTICE TO CREDITORS

**ESTATE OF JOYCE TERESA ROGERS**
**DOCKET NUMBER 89448-2**

Notice is hereby given that on the 4 day of JUNE, 2024, letters testamentary in respect of the Estate of JOYCE TERESA ROGERS who died Mar. 26, 2024, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of this first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1) (A); or

(2) Twelve (12) months from the decedent's date of death.

This the 4 day of JUNE, 2024.

ESTATE OF JOYCE TERESA ROGERS

PERSONAL REPRESENTATIVE(S)
ANGELA FARBER, EXECUTRIX
25080 SW ALBERTI WAY
PORT SAINT LUCIE, FL 34986

## NOTICE TO CREDITORS

**ESTATE OF LESTER THOMAS VARNES**
**DOCKET NUMBER 89404-3**

Notice is hereby given that on the 13 day of JUNE, 2024, letters of administration in respect of the Estate of LESTER THOMAS VARNES who died March 18, 2024, were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 13 day of JUNE, 2024.

ESTATE OF LESTER THOMAS VARNES

PERSONAL REPRESENTATIVE(S)
DANIEL CHARLES VARNES
3200 ELLIS STREET
KNOXVILLE, TN 37920

CAROLYN LEVY GILLIAM, ATTORNEY
10805 KINGSTON PIKE, SUITE 200
KNOXVILLE, TN 37934

## NOTICE TO CREDITORS

**ESTATE OF STEPHEN WAYNE WAGGONER**
**DOCKET NUMBER 89429-1**

Notice is hereby given that on the 18 day of JUNE, 2024, Letters of Administration in respect to the Estate of STEPHEN WAYNE WAGGONER who died February 17, 2024 were issued to the undersigned by the Chancery Court, Probate Division, of Knox County, Tennessee. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above-named court on or before the earlier of the dates prescribed in (1) or (2), otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication; or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication as described in (1)(A); or

(2) Twelve (12) months from the decedent's date of death.

This the 18 day of JUNE, 2024.

ESTATE OF STEPHEN WAYNE WAGGONER

PERSONAL REPRESENTATIVE(S)
FRED GARY WAGGONER
639 WIND CURVE CIRCLE
LAFAYETTE, TN 37083

LEIGH COWDEN, ATTORNEY
416 HIGH STREET
MARYVILLE, TN 37804

## NOTICE TO CREDITORS

**ESTATE OF WILLIAM D. WESTMORELAND**
**DOCKET NUMBER 88904-1**

Notice is hereby given that on the 14 day of JUNE, 2024, letters of administration c.t.a. in respect of the Estate of WILLIAM D WESTMORELAND who died Dec. 9, 2023, were issued to the undersigned by the Clerk and Master of the Chancery Court of Knox County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against his or her estate are required to file the same with the Clerk and Master of the above-named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1)(A) Four (4) months from the date of the first date of the publication of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication: or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is (4) months from the date of first publication as described in (1) (A); or

(2) Twelve (12) months from the decedent's date of death.

This the 14 day of JUNE, 2024.

ESTATE OF WILLIAM D WESTMORELAND

PERSONAL REPRESENTATIVE(S)
ROBERT E. WESTMORELAND,
ADMINISTRATOR CTA
3301 KENDALLMAE LANE
KNOXVILLE, TN 37931

# MISC. NOTICES

## LEGAL SECTION 94

Knox County will receive bids for the following items & services:

Bid 3573, HVAC Supplies, due 8/1/2024;
Bid 3576, Home Rehabilitation Services for the Knox County Rehabilitation Program, due 7/23/24

For additional information call 865-215-5777, stop by the Procurement Division, 1000 North Central St., Suite 100, Knoxville, TN 37917, or visit our website: www.knoxcounty.org/procurement. To bid on Knox County surplus items, go to www.govdeals.com.

## NOTICE OF LIEN SALE

PUBLIC SALE TO BE HELD ON, July 10, 2024 11:00 AM AT YOUR EXTRA STORAGE (starts at Cedar Bluff location): CONTENTS OF THE FOLLOWING UNITS WILL BE SOLD TO SATISFY OWNERS LIEN FOR RENT DUE

254 Harry Lane Blvd. Knoxville TN 37923: M47 Robert Adams, M66 Michelle Covington, I42 Elizabeth Martens, N01 Brenda Shaffer, K62 Sharae Spears, C17 Courtney Wilson-Loyal.

7144 Clinton Hwy, Knoxville TN 37849: D10 Joshua Harrison, D44 Ariana Riel.

4303 E. Emory Rd. Knoxville TN. 37938: F04 Shane Canter, BC23 Jeremy Caylor, G40 Stuart Humberg.

CASH ONLY

## PUBLIC NOTICE

Testator, Nathan Keoni Cadman and former spouse Sarah Elizabeth Cadman gave birth to a healthy baby boy on November 06, 2023 evidenced RES no. RE 301321999US-2.005.

Additionally, Testator, Nathan Keoni Cadman and former spouse Sarah Elizabeth Cadman adopted four children on December 15th 2020 evidenced by RES numbers RE 301321999US-2.001, RE 301321999US-2.002, RE 301321999US-2.003, RE 301321999US-2.004.

See nathankeonicadmantrust.com for public documents.

## PUBLIC NOTICE

NOTICE OF OFFICE OF GRANTOR, TRUSTEE and EXECUTOR FOR Existing "Nathan Keoni Cadman LIVING ESTATE TRUST" Nathan Keoni Cadman, in sui juris in esse capacity, certify and declare to all persons and men worldwide that I am the living grantor to the office of grantor titled "Nathan Keoni Cadman Trust", established June 18th, 2024.

Further, notice is given of the establishment of the living irrevocable trust entitled "Nathan Keoni Cadman" Trust executed on June 18th, 2024. Trustee, Nathan Keoni Cadman, accepted his appointment on June 18th, 2024 for trust RE 301 321 999. The beneficiaries are a private matter. Further, Nathan Keoni Cadman, at mailing address 1932 Farris Road, Tennessee State, Blount County is appointed. Executor to the foreign Nathan Keoni Cadman, Estate.

All challenges or rebuttals are to be sent within 30 days, USPS registered mail, addressed to the Executor Mailing Address. See nathankeonicadmantrust.com for public documents.

# Visiting those ol' East Tennessee Jails

## A Day Away

By Mike Steely

Here in East Tennessee we are blessed or cursed to have so many old abandoned houses of correction. Yep, scary and historic old jails.

And you don't have to go far to visit one of those old calabooses.

Brushy Mountain Prison may be the best known of the jails. It opened in 1896 in the aftermath of the Coal Creek War in 1891. This labor conflict was eventually resolved in favor of the coal miners with a bill passing the Tennessee legislature to replace the convict labor system with the Brushy Mountain Mine and Prison. The mountainous, secure site was located with the help of consulting geologists, and Brushy Mountain convicts built a railroad spur, worked the coal mines on site, operated coke ovens, or farmed. At the end of all the state's convict lease arrangements on January 1, 1896, some 210 of those prisoners became the first inmates of Brushy Mountain.

In the 1980s Brushy Mountain Correctional Complex ended its long-standing function as a prison and assumed a mission as a classification facility. In its final days, it had a capacity of 584 and was used as the state's reception/classification and diagnostic center for the region. It housed all custody levels of inmates, although it retained a maximum-security designation due to the 96-bed maximum security annex contained within the prison walls. These 96 beds were used to house the state's most troublesome inmates. The last warden was Jim Worthington.

The prison closed on June 11, 2009. Its functions were transferred to the Morgan County Correctional Complex. In 2018, Brushy Mountain was re-opened to the public for tours, private events, car shows, and concerts. Brushy also houses a distillery that produces moonshine, vodka, whiskey and liqueurs.

If you plan to visit Brushy Mountain, you may want to also stop and visit Wartburg, the county seat of Morgan County, and nearby Frozen Head State Park.

You can find more information about the Brushy Mountain Prison online or call (423) 324-8687. The attraction is open at 10:30 a.m. and is located at 9182 TN-116, Petros, TN 37845.

Huntsville's Scott County Jail is one of the oldest buildings in the county, and it is listed on the National Register of Historic Places. The jail was built in 1904, using large sandstone blocks from the local area with each block measuring 5x4x3 feet thick. The facility, which housed around 50 inmates, was in use for much of its century-long history before closing its doors to inmates in 2008. Today, History, Highways & Haunts LLC operates a historical museum inside of the jail, and tours include general history tours, flashlight tours, ghost hunts, and public and private paranormal tours.

*Built in 1904, the former Scott County Jail in Huntsville is now a museum and you can tour the old building, including ghost and flashlight tours.*

The jail is open all week but closed on Wednesdays. You can get more information online at www.historicscottcojail.com or by calling (423)663-5353.

Greeneville may have the oldest jail in the state. The Olde Greene County Gaol was built in 1806 and, in 1835 the limestone blocks were moved to build the current and abandoned facility. It is located at 116 E Depot St. While in Greeneville you should certainly visit President Andrew Johnson's grave, home, and museum that includes his original tailor shop.

For more information on the old jail, you can call (423)638-4111.

The historic Grainger County Jail isn't open for daily touring but is notable. Located on Highway 92 just south of Highway 11W at Water Street in downtown Rutledge, the old jail was built in 1846, renovated in 1984 by the Grainger County Historical Society, and is on the National Register of Historic Places. While in Rutledge you may want to stop at one of President Andrew Johnson's tailor shops, a small cabin next to the courthouse.

The jail could have become a brewery but the sale of the old building was rejected by the county a couple of years ago. You can find it on the internet or contact the Grainger County Historic Society at www.graingertnhistory.com.

FROM THE MOUNTAINS BY JADON GIBSON

# Innocent man hanged in the mountains

By Jadon Gibson

The trapdoor of the scaffold wasn't working properly and Sheriff Wilburn Killen of Wise County, Virginia, beat on it for several minutes as Eave Hopson waited on the gallows to be hanged. It was May 15, 1903.

Hopson seemed undaunted by the happenings as he chatted with a friend, J. F. Fleming about his impending burial.

"Take me to Preacher John Mullins' home after I'm dead," Hopson told him. "I want to be buried close to my dad in our family graveyard."

The events leading to the hanging began when Hopson, Bob Mullins and Enoch Wright were on an all-night drinking spree. When they became hungry, they decided to steal a chicken and roast it over a fire. Eave climbed a tree to get a chicken, leaving his gun with Mullins and Wright.

John Salyers, who had recently moved to Wise County from Tennessee, ran outside when he heard the frenzied clucking from his chickens and the shooting soon erupted. Salyers was mortally wounded.

William Dotson, commonwealth attorney, talked with the wounded man later that day and Salyers, before he died, described Hopson as one of the culprits.

During court proceedings, Hopson admitted he stole the chicken but testified that Mullins and Wright had the gun and did the shooting. Mullins and Wright accused Hopson.

"It is hard for me to go through this because I am innocent," Hopson said later from the scaffold prior to his hanging. "This whole predicament I am in just doesn't seem real. It seems like a dream but day after day I just can't wake up. In only a few minutes though, I will be with my Lord God in Paradise. I am not uneasy about it because I will meet God in peace. Then there will be no more trials or trouble.

"I warn all young people to shun bad company," Hopson continued. "I warn all old people, men and women to shun bad people. You can't tell what's inside the heart of another person. Take it from me, they can lead you astray. You can't look in a man's face and tell what's in his heart. My mistake was falling in the hands of bad company."

C. H. Patterson and J. A. Hughes, Hopson's attorneys, remained at his side while Sheriff Killen worked on the death gallows.

Ironically the sheriff had known Hopson since he was a baby and had tended him at times. Hopson asked that Deputy Sheriff Renfro perform Killen's duties to relieve his long-time acquaintance but Renfro refused.

When the repairs were completed, Hopson shook hands with everyone standing on the scaffold including the brother of the murdered man. Hopson was heard to say he was sorry that it had happened. He then stepped onto the trapdoor without hesitation, fear or weakness.

Sheriff Killen adjusted the noose around his neck and asked Eave Hopson about the murder and if he had any final words.

"I'll only say that I've done things in my life that I'm not proud of," Eave Hopson, replied, looking haggard. "When Salyers was shot and killed I had been drinking a lot but I didn't have the gun and I didn't shoot nobody. God knows I am innocent. I did not shoot the man. God is with me. I hope to meet all my loved ones and all of you again in Heaven because you'll know then that I was innocent. Goodbye."

"Eave, may God have mercy on you and your soul," Sheriff Killen said as a hood was placed over the prisoner's face.

Hopson's body plunged downward - suddenly jerking to a stop.

His neck wasn't broken from the snap of the rope and the hood fell aside. An agonized look on Hopson's face pleaded for relief.

The sheriff asked Dr. Miles to replace the hood. After it was replaced it soon fell again from the struggling man. Finally, Dr. Miles pinned the hood in place.

It took 36 minutes before they pronounced Hopson dead. During that time Dr. Miles and two associates checked him periodically for signs of life.

The body was turned over to J.F. Fleming of Clintwood who took the corpse by wagon from Wise to Dickenson County. Periodically they stopped along the road when residents asked to view the body. Rope burns were clearly visible on Hopson's throat.

The other men received prison sentences. Enoch Wright was in prison until 1910 when he was pardoned. Later he was convicted on a charge of second-degree murder in another case and had to serve the remaining 17 years plus an additional 12 years.

Bob Mullins was the only one of the three to plead guilty and was imprisoned six years and nine months before being pardoned. He had no further criminal record during the remainder of his life...

...but it was told and retold throughout the mountains that before he died, Bob Mullins confessed to firing the shot that killed John Salyers and sent Eave Hopson to the hangman's noose. Then it became known that Eave Hopson, an innocent man, had been hanged.

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*Jadon Gibson is a feature writer from Harrogate, Tennessee.*


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HIGH SCHOOL LEADERS IN 2023-24

# GCA twins will continue together at UT-Knoxville

**By Steve Williams**

Gracie and Lucas Hollifield definitely got a kick out of their prep careers at Grace Christian Academy. Playing soccer and football, how couldn't they?

They also are the first twins chosen as the top female and male Student-Athletes of the Year at their school in The Knoxville Focus' 13th annual recognition of the awards.

"It was a blessing," said mom, Gretchen Hollifield, last Thursday at GCA. "Just very lucky that I've got such good students, good athletes. I give the Lord all the credit. I'm just very blessed to have two great kids and I enjoyed watching every minute of it. I'm going to miss it so much."

Gretchen added that she and her husband Junior "have been there for every step of the way as much as we can. I don't think I've ever missed anything, but he has occasionally for work."

Gracie played four years on the school soccer team in the fall and was team captain her senior season.

The Lady Rams took advantage of Gracie's versatility this past season and she described it as being "all over the field," playing midfield, forward or the center back position. "Attacking forward would have been my strongest position," she said. "I like getting up and scoring goals."

Gracie scored 14 goals (tie for team high) and five assists in just 17 games and was named to the All-District, All-Region, All-PrepXtra and All-State teams.

For GCA's team awards, she received the "Confidently Competitive" award as well as the "Contagiously Hard Working" award.

While Gracie played soccer in the fall, brother Lucas was on the varsity football team for three years and stood out as a combo kicker and punter.

He was ranked a 4.5 star kicker and punter at the Kohl's Kicking Camp.

In addition to All-State honors as a senior, Lucas was selected the Division II-AA East Region Special Teams Player of the Year (for the second season in a row) with 17 touchbacks, a 38.9 punt average, and 35 kicking points.

Hollifield was named to the News Sentinel's All-Prep Xtra team and was the second team punter on The Knoxville Focus / Coaches' All-Knox County team. He also was chosen to play in the Rivalry Showcase All-Star game.

Lucas played soccer four years in the spring and was recognized as Knoxville News Sentinel's "Impact Player to Watch" as a senior. He served as captain and helped lead the Rams to their first district title since 2016, finishing with a team-high 11 goals and being nominated for District Player of the Year.

Looking back at her high school career, Gracie said: "It was super nice to be with him (Lucas) the entire

Continue on page 4

PHOTO BY STEVE WILLIAMS

*Lucas and Gracie Hollifield pose in front of the Grace Christian Academy Rams' statue Thursday. Lucas and Gracie, who are twins, were chosen GCA's male and female Student-Athletes of the Year for 2023-24. In the background is the field were they played soccer and football over the past four years.*

## Encore!

### High School Leaders in 2023-24

**Austin-East**
Justice Jones
Demarcus Allen
**Bearden**
Bre Mendoza
Brooks Wright
**Berean Christian**
Briley Paul
Dalton Claiborne
**CAK**
Kyla Hill
Joshua Cross
**Carter**
Ava Hooks
Spencer Russell
**Central**
Edie Wilds
Drew Bolton
**Concord Christian**
Lily Richards
Drew Sloan
**Farragut**
Elsa Morrison
Bryce Thompson
**FBA**
Olivia Pullin
Cooper Roberts
**Fulton**
Sammy Taylor
Tyler Lee
**Gibbs**
Dakota Large
Will Sharp
**Grace Christian**
Gracie Hollifield
Lucas Hollifield
**Halls**
Emery Bales
Owen Taylor
**Hardin Valley**
Gracie Waite
Tommy Joseph
**Karns**
Krickett Jones
Walker Lockhart
**Knoxville Catholic**
Sydney Mains
Braylon Harmon
**L&N STEM**
Nika Davenport
Kaan Sezgi
**Powell**
Leslie Hensley
Caleb Walker
**Seymour**
Samuel Comes
Jaden Cummings
**South-Doyle**
Ka'Shauna Dyer
Rolondo Phillips
**TKA**
Harrison Rollins
Lilly Kate McKinney
**TSD**
Lamilliyona Stafford
Elijah Echols
**Webb**
Lennox Langham
Colin Eckerman
**West**
Kate Robinson
Ryan Scott

# CAK's Cross wins four state crowns

## Hill, female honoree, a four-year softball starter

**By Steve Williams**

Joshua Cross of Christian Academy of Knoxville ran to four TSSAA Division II-A championships his senior year.

The first one came in the cross country state meet last fall at Sanders Ferry Park in Hendersonville, where Cross took individual honors in a time of 16:33.03 and led the Warriors to third place among teams.

Cross, Christian Academy's male Student-Athlete of the Year, finished strong at the Spring Fling in Murfreesboro, where he hauled in three state crowns plus led CAK to team runner-up honors,

Cross won the 1600-meter run (4:25.21), 3200 run (9:55.61) and placed fourth in the 800 plus anchored the Warriors' victorious 4x800 relay team (8:19.01) that

Continue on page 4

HIGH SCHOOL LEADERS IN 2023-24

# Waite and Joseph are HVA honorees

Hardin Valley Academy's Student-Athletes of the Year finished their high school careers with remarkable results.

Gracie Waite went undefeated in the shot put and discus events during the indoor and outdoor seasons and swept the state titles. Additionally, she finished No. 1 in both the shot and discus in the overall state rankings.

Waite, who had a 3.38 grade point average, will attend Lee University on a Track and Field Scholarship.

Tommy Joseph, Hardin Valley's male honoree, was a first-team selection on the All-Region 2-6A football team and first-team as well on the All-District 4-4A basketball team.

His GPA was first-team too at 4.29.

*HVAs Student-Athletes of the Year are Gracie Waite (track and field) and Tommy Joseph (basketball and football).*

*Briley Paul is Berean Christian School's Student-Athlete of the Year.*

# Seymour wrestler 'chooses to be great'

**By Steve Williams**

He's only halfway through his high school wrestling career at Seymour, but Samuel Comes' reputation is growing like wildfire!

Not only has he become the first Eagle to win back-to-back TSSAA state championships, Comes was honored by the National High School Coaches Association as an All-American this past season – a first for Seymour High.

"Samuel Comes is great because he chooses to be great," noted Seymour Coach Darrell Lauderdale recently. "He is a rare breed of athlete in this day and time. He is a throwback! Goal oriented. Mature. Hard working. Intelligent. Respectful! Every coach in every sport would love a team of Samuel Comes."

Comes also has been tabbed the SHS male Student-Athlete of the Year.

In a sensational sophomore year, Comes posted a 59-1 record in the 113-pound weight class. He won the Region 2 and Section 1 titles en route to a 19-5 major decision over Soddy Daisy freshman Ayden Jenkins in the state finals at Franklin. The Knoxville News Sentinel also named him its Wrestler of the Year.

In his freshman year, Comes captured his first state crown in the 106-pound division and finished with a 49-1 record.

Jaden Cummings is Seymour's female honoree. In her senior year, she earned All-District, All-District Tournament and All-Region honors in both volleyball and basketball plus joined the 1,000-point club in basketball.

"Jaden is a born leader, confident, selfless, and a hard worker," pointed out Assistant Principal Brandi Stallings and Coach Lauderdale. "She is the ultimate teammate, always willing to get others involved in order to help her team achieve success."

## BCS athletes' sports include horseback riding and fishing

Briley Paul stayed on the go in her senior year at Berean Christian School. The three-sport athlete in volleyball, basketball and tennis also graduated with a 4.0 GPA and her excellence in athletics and academics earned her the female Student-Athlete of the Year award.

Briley's versatility doesn't stop there either, as she has signed to ride competitively for Emory & Henry College's equestrian team in Emory, Va.

Paul was nominated for the BCS Eagle Award and the recipient of the Chuck Sheetz Scholarship for others.

Believe it or not, but Dalton Claiborne, Berean's male honoree, competed in five sports – cross country, club volleyball, basketball, tennis and fishing. He has signed a scholarship commitment to play volleyball at King University in Bristol.

# Halls' Owen Taylor is a 'good problem' to have

## Bales, female honoree, a two-way standout

**By Steve Williams**

Will Owen Taylor be a place-kicker or punter on the next level?

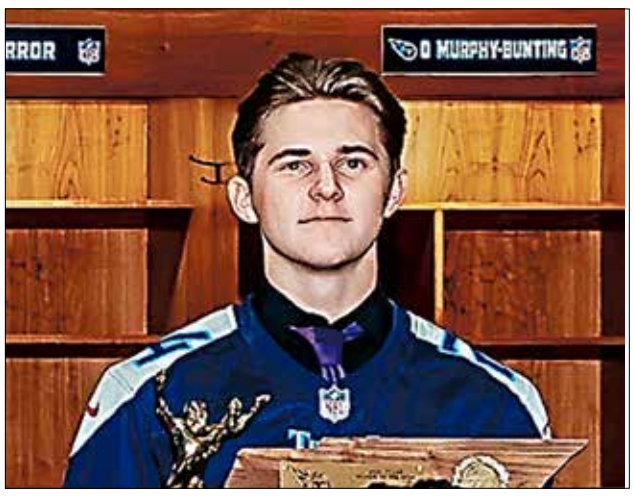
For Middle Tennessee State University, that could be one of those good problems to have.

Taylor, Halls' male Student-Athlete of the Year in 2023-24, kicked and punted last fall for the Red Devils and did both so well he was the Tennessee Titans' Mr. Football Kicker of the Year.

Combining his kick and punt skills, there may not be a better kicker / punter that has played high school football in Knox County.

His good academics and character also figured into Taylor being Halls' male honoree.

"Owen was a tremendous player for us," said Brent Hughes, Halls' head football coach. "More importantly, he is a great kid and will make a difference in this world and go on to be a great husband and father one day."




*Halls High's Owen Taylor was not only named Student-Athlete of the Year by his school but also honored at the 2023 Tennessee Titans Mr. Football Awards luncheon hosted by the Tennessee Titans.*

The 5-10, 155-pound Taylor had a 4.0 GPA and also did a lot of community service.

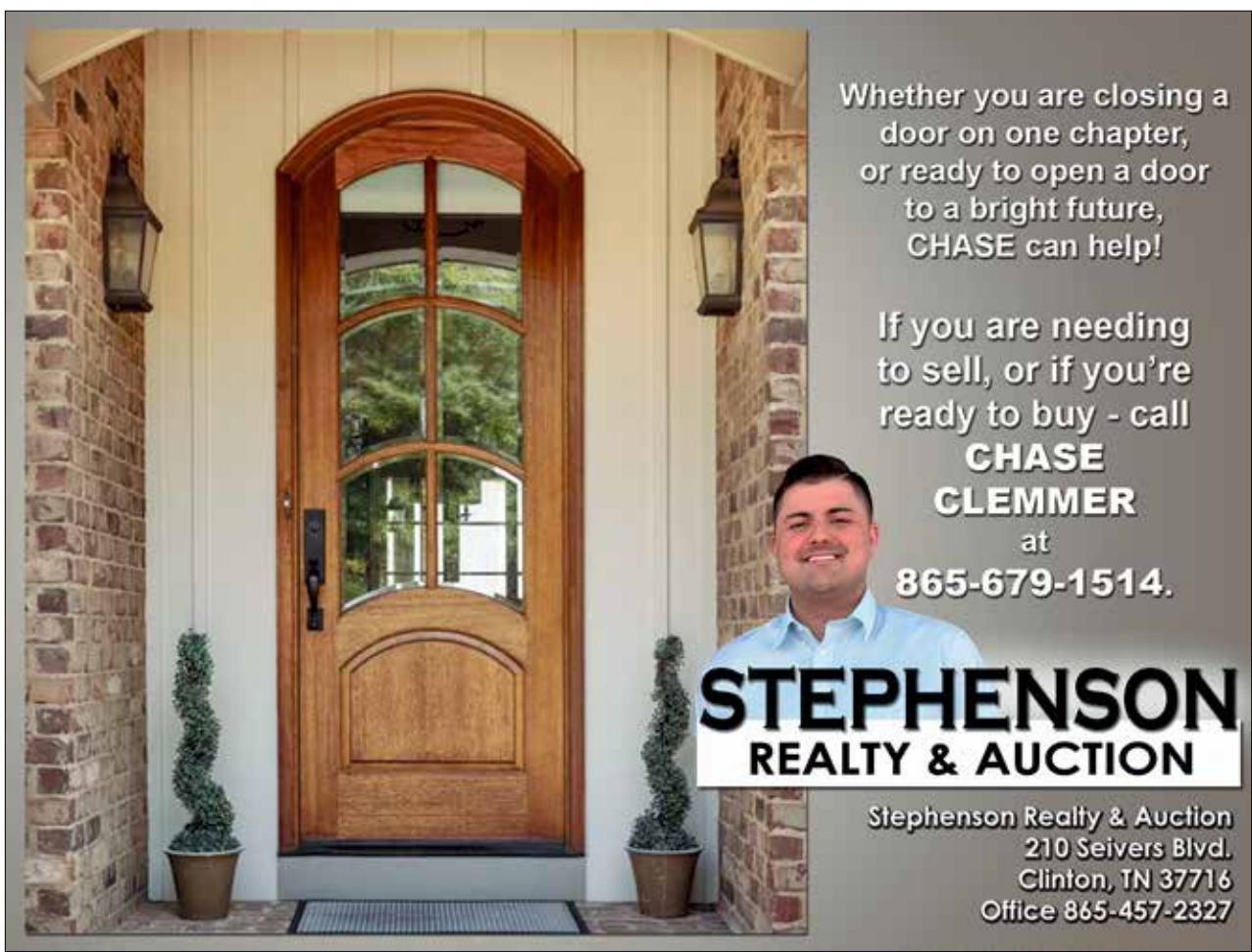
Some of his top stats his senior season included: Six out of nine of his onside kicks were recovered by Halls ... He was 10 for 10 in field goals ... Other regular season stats included a 45.1-yard average on 27 punts, with his longest being 63 yards ... His longest FG was 49 yards ... He totaled 70 points.

"He will be advancing in his career at MTSU," said Halls AD Rebecca Smith.

Emery Bales, a junior standout in softball, is Halls' female honoree. The UT-Chattanooga commitment helped lead the Lady Red Devils (36-9) to third place in the Class 4A state tournament with her pitching and hitting.

Bales had a .395 batting average with 50 RBIs, 18 doubles, two triples and four home runs. As a pitcher, she recorded 19 wins in the circle, a 0.38 ERA and struck out 237.

*Emery Bales is the feamle Student-Athlete of the Year for Halls High School. Photo by JJ Spears.*



# 'Their stories are worth telling… and retelling'

**By Tom Mattingly**

There's nothing better than reading a well-told story, particularly about athletics. Likewise, hearing a well-told story is equally delightful.

Willie Morris ("The Courting of Marcus Dupree"), who told Mississippi's stories with great love and affection, once penned the following well-turned sentence: "There is a tradition in the South, as in other parts of America, that a story worth telling places a responsibility on the listener to tell it again, in another place."

The storytellers of the American sporting scene are fascinating people. Around here, Marvin West, Ben Byrd, Russ Bebb, and Lindsey Nelson, among others, have been something special over the years. Their stories are worth telling… and retelling.

Haywood Harris and David Housel have been artisans of their craft with Tennessee and Auburn, respectively, over the years. Each has told their school's story with great purpose, passion, resolve, and verve. Each school's history comes alive as they chronicle the great moments of two proud traditions. Tennessee and Auburn people can recall their most famous lines on a moment's notice.

These guys could flat turn a phrase, whether with pen, pencil, or on their personal computer. Excitement jumped off the page at every turn. There was a lyrical quality to their prose.

*Haywood Harris and Gus Manning, shown here with Ben Byrd, have told the Tennessee story with great purpose, passion, resolve, and verve.*

Take Haywood, for example. He was once quoted in Sports Illustrated saying "Dang" when an Ole Miss field goal attempt in the 1969 game (Ole Miss 38, Tennessee 0) hit the crossbar and bounced across. Nothing more, just "Dang." That made his point. He didn't need to say anything more. No wasted words for him, either orally or on the printed page.

There was a time in 2004-05 that Haywood and I had offices deep in the bowels of Stokely Athletics Center, and that's putting it mildly. There were all kinds of little surprises each day, including a passing acquaintance with assorted tiny four-legged creatures that kept things interesting.

All would be going well, until Haywood's voice, seemingly panic-stricken, came across the transom, seeking urgent help.

"This gosh-dang machine lost my copy," he often said, wondering if he would ever see what he had written again. Never, ever, did he say anything stronger than "gosh-dang," even when there might have been a considerable amount of work at stake.

That was my call to action. I would immediately trot 15 feet over to his workspace and click "edit-undo," and his copy reappeared… as if by magic. He was always grateful.

Haywood's fingers always tripped lightly on the computer keyboard, with exceptionally readable copy flowing like rushing waters.

His story came down to his unswerving loyalty to his family, friends, and the University of Tennessee. While he was known as a "team player" in the best sense of the term, he also held strong opinions on a number of issues that he was not reluctant to share when necessary.

When the Vol football team flew to Nashville for the 1964 Vanderbilt game, Haywood and Gus Manning met the team at the airport. They had gone over on Thursday before the game to "advance" the trip, preparing the local media for the team's arrival the next day.

The team buses were ready to head to practice at Dudley Field and then to the hotel, when one of the drivers announced the fan belt was broken, spoiling the clockwork precision so famous on Vol football road trips.

Haywood had to share the news with rookie head coach Doug Dickey. When he did so, Dickey unexpectedly asked, "Haywood, you did check the fan belt, didn't you?"

Haywood was rarely speechless, but that query did leave him stuck for an answer. He had performed his assigned duties well, as always, not ever thinking that checking the fan belt on any of the team buses might be one of them.

When the three assistant coaches—Bill Majors, Bob Jones, and Charlie Rash—were killed in a car-train wreck in West Knox County two days after the 1965 Alabama game, Haywood rose to the occasion as he penned his game program column for the next week's contest against Houston.

"Strong men wept unashamedly when the news came," he wrote, "unbelieving at first, then unwilling to accept the realization that the unthinkable had actually happened, finally reconciling themselves to the stark truth of the tragedy and searching for ways to help those whose grief was infinitely greater."

Thoughtful observers paid close attention. The emotions engendered that day hit close to home, then… and now, nearly 60 years later. It was one of Haywood's finest hours in a professional career that marked him as one of the great storytellers.

Haywood had a deep and abiding respect for the King's English, whether it manifested itself in a press release, a magazine article, the two books he and Gus Manning authored, or in any number of publications written for the athletic department.

Long live those great storytellers, particularly the ones who tell the story of the University of Tennessee and its people.

# *The New Financial Normal in College Athletics*

**By Mark Nagi**

If you've been living under a rock the last few months, you've probably been able to avoid the Name, Image, and Likeness discussions in collegiate athletics.

And good for you if were able to accomplish that goal.

NIL has changed the game and will continue to do so in the future.

Perhaps more pressing are legal settlements which are set to allow universities to share approximately $22 million each year with student-athletes directly. This is money coming through broadcast rights and ticket sales, among other things. Revenue sharing could begin as soon as the 2025-2026 season.

That's terrific news for the teenagers who have been severely limited over the decades in being compensated for their hard work and God given talents. Their financial futures are more secure than ever.

The problem with that for athletic departments across the country is that now they need to find up to $22 million more in revenue.

Not every school will be able to do this of course, but you can bet that the majority of SEC and Big Ten will be shaking the money tree for every dime.

Keeping up with the Joneses has been a part of college athletics for a long time, and this is simply a new level. Now, athletic departments could always choose to spend less money, but that's not going to happen.

So, the NCAA Playing Rules Oversight Panel approved a change recently to allow commercial sponsor advertisements starting this Fall on college football fields for all regular-season games in all divisions.

The new rule will allow corporate ads in three spots. There could be a single advertisement centered on the 50-yard line. Plus, you could have up to two smaller advertisements elsewhere on the field. Each will be allowed on a game-by-game basis or for an entire season.

Traditionalists will look at this and rue the day, but the only constant in college athletics is change. Heck, the NCAA fought to keep most games off television and now you can see any game you want, pretty much across the entire landscape of college football.

But this is going to take some getting used to. Are we going to see the Waffle House logo at midfield at Georgia? Will the Nike swoosh be plastered across the field at Oregon's Outzen Stadium?

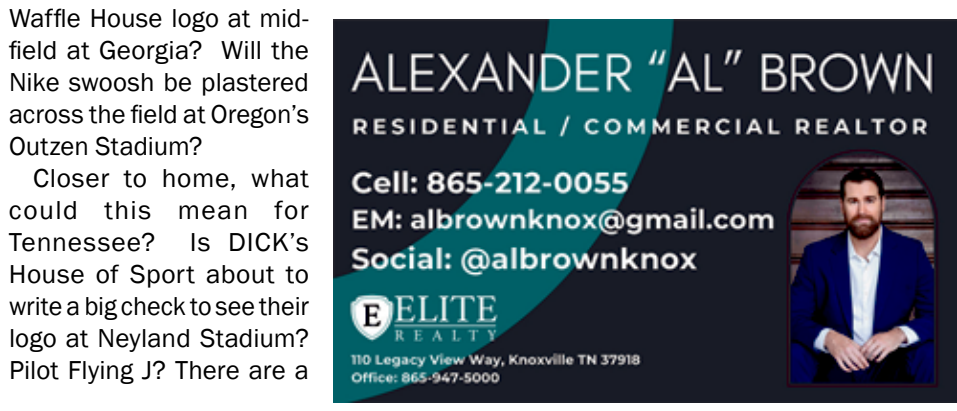
Closer to home, what could this mean for Tennessee? Is DICK's House of Sport about to write a big check to see their logo at Neyland Stadium? Pilot Flying J? There are a lot of possibilities.

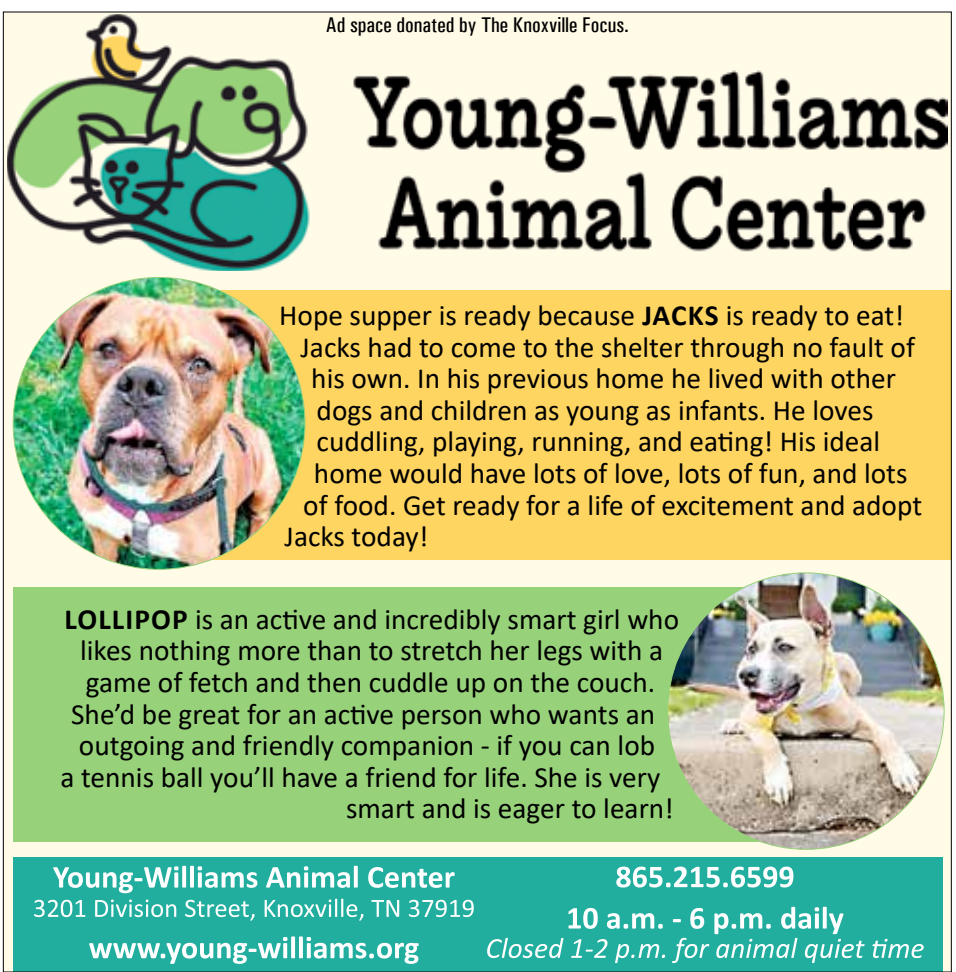
If you don't think this is happening, look no further than Tennessee's basketball arena. Thompson-Boling Arena is now the Food City Center.

Tennessee AD Danny White has done a terrific job since taking over in 2021. UT brought in $200 million in revenue in the 2022-2023 Fiscal Year, and we've seen a lot of on the field success as well. But there's no time to stop the train.

The only non-negotiable would probably be Neyland Stadium. You won't see a day come when the Vols Run through the T at Weigel's Field.

This is the world we live in…

*Joshua Cross and Kyla Hill are Christian Academy of Knoxville's Student-Athletes of the Year.*

# CAK's Cross wins four state crowns

***Continued from page 1***

broke a school record that had been in the books for nine years.

According to Athletic Director Chad Speck, Joshua holds PR (personal best) times of 1:55 in the 800 meters, 4:17 in the 1600, 9:25 in the 3200, and 15:53 in 5k cross country – all CAK school records.

Over his high school career, Cross earned TSSAA All-State honors 14 times and was a three-time All-KIL honoree.

He will continue his athletic career at Wheaton College in Illinois, where he plans on studying International Relations and Computer Science.

Four-year softball starter Kyla Hill is CAK's female honoree. The Lady Warriors' catcher was All-District as a junior in 2023 and won the Team Captain award as a senior this season.

A member of the National Honor Society, Hill received an Academic Distinction award in Pre-Calculus and Excellence awards in Personal Finance and French 4.

She also was Director of Chapel Leadership Team and signed with Harding University, which is located in Searcy, Ark.

Both Kyla and Joshua were recipients of the Warrior Award in 2023-24.

# GCA twins will continue together at UT-Knoxville

***Continued from page 1***

four years and go through everything together and celebrate each other's successes."

Lucas said it was Gracie who actually got him started in sports.

"She started playing soccer when she was 8 or 9 years old," he recalled. "I actually sat out the first year and after I watched her play for a year, I told my mom that was something I want to do. So she is the one who really got me into soccer and I stuck with it through the high school tenure. I'm really thankful for that decision.

"We played alongside each other for a couple of seasons, but once we got older we went our separate ways with different clubs. We got to share some moments when we were younger, but then after that we really went our own way and were able to be successful."

Playing club soccer in the spring, Gracie said "it was nice to be able to come and watch the boys' soccer team and watch Lucas play."

The twins will continue their education together at UT-Knoxville.

Gracie, who had a 4.2 grade point average at Grace Christian, said she will be majoring in Nursing. Lucas, who had a 3.98 GPA, plans to major in Supply Chain Management.

ALL-COUNTY SOCCER

# Meet the Knoxville Focus All-County Soccer Team

**By Ken Lay**

The 2024 high school boys soccer season featured top performances by both area teams and local players.

Two sides, South-Doyle and Bearden, went to Murfreesboro and came home from the Spring Fling with state titles. The Bulldogs claimed the Class 3A state championship, adding to their already rich soccer tradition. The Cherokees, the Class 2A champions, won their first title in program history.

The Knoxville Focus recognizes some of the area's top players with its annual All-County Team.

**Tri-Coach of the Year: Sam Mitchell, South-Doyle High School:** Mitchell guided the Cherokees to the Class 2A state championship in Murfreesboro. South-Doyle notched a 2-1 comeback victory over state power Greeneville. The Cherokees won 21 matches last season and won the Region 3-2A championship in addition to winning their first state championship.

**Tri-Coach of the Year: Ryan Radcliffe, Bearden High School:** Radcliffe guided the Bulldogs to another state championship. The also won the District 4-3A Tournament as the No. 2 seed and were Region 2-3A runners-up.

**Tri-Coach of the Year: Ray Dover, Hardin Valley Academy:** In his first year as the Hawks' head coach, Dover guided Hardin Valley to a region title and the regular-season District 4-3 regular-season title. The Hawks also made a state sectional appearance in 2024.

**Player of the Year: Logan Nelson, Bearden High School:** Nelson, a junior goalkeeper, helped the Bulldogs win the Class 3A state championship. He was named Most Valuable Player of the State Tournament. He recorded 13 clean sheets and surrendered 10 goals all season. He was also named District 4-3A Goalkeeper of the Year.

The other team members:

**Brooks Burnette, Farragut High School:** The Admirals authored one of the biggest turnaround stories of the 2024 campaign. They won just five games in 2023 but bounced back this season to reach the District 4-3A Tournament. Burnette, a senior was an all-district performer and an all-region standout.

**Franklin Von Hagen, Farragut High School:** The junior earned all-district and all-region honors.

**Ben Brophy, Hardin Valley Academy:** The junior forward scored 29 goals in 2024. He helped the Hawks win the District 4-3A regular-season title. HVA also won the Region 2-3A Tournament with a win over rival and eventual state champ Bearden. He was the league's Offensive Player of the Year.

**Nathan Morgan, Halls High School:** Morgan, a senior defender for the Red Devils, helped his team record 12 shutouts and reach the Region 2-3A Tournament. He was an all-district performer and all-region standout. He was the district's Defender of the Year.

**Marquez Powers, Hardin Valley Academy:** Powers, a senior midfielder and Maryville College junior sectional match. His goal in a penalty kicks shootout helped HVA notch a regular-season win over Bearden in PKs.

**Nic Prins, Bearden High School:** The Bulldogs' defender anchored a back line that held opponents to just 13 goals in 2024.

**Jack Raulston, Bearden High School:** The senior was one of the area's most potent offensive weapons. He scored 15 goals and dished out 10 assists. He was named the Region 2-3A MVP. He closed out a stellar high school career by helping the Bulldogs win a state title.

**Dillon Sims, Bearden High School:** An all-region forward, who will continue his career at Pellissippi State, scored 17 goals and posted 13 assists and helped the Bulldogs win a state title in 2024.

**Jude Straussfogel, South-Doyle High School:** A sophomore, Straussfogel scored 19 goals and tallied 15 assists. An All-District 5-AA player, he helped the Cherokees win the region championship and earn the school's first-ever state soccer championship in Murfreesboro.

**Anestis Tiriakidis, South-Doyle High School:** The junior forward scored 28 goals and had 14 assists. Tiriakidis was the District 5-2A Co-Player of the Year as he helped his team win the region tournament title and state championship. He was the MVP of the state championship match.

**Jonah Mitchell, South-Doyle High School:** The junior goalkeeper helped the Cherokees win their first-ever state title.

**Giulio Garbarino, West High School:** Garbarino was an all-district and all-region selection for the Rebels.

**Nick Jackson, West High School:** Jackson earned all-district and all-region honors for the Rebels, who returned to District 4-3A this season after a successful run in District 3-3A.

**William Vasquez-Reyes, West High School:** Vasquez-Reyes earned both all-district and all-region honors in 2024.

**Ben Ritchie, Halls High School:** Ritchie was an all-district and all-region player for Halls, which made it to the region tournament after moving to Class 3A.

**Parker Crittendon, Halls High School:** A sophomore and team captain for Halls was the district's Goalkeeper of the Year and was an all-region standout.

**Grey Fiveash, Halls High School:** Fiveash earned all-district and all-region honors for the Red Devils.

**Grayson Goodale, Catholic High School:** During a stellar senior year with the Irish, Goodale was an all-region player and had a goal against Webb School of Knoxville to help Catholic snap a long winless streak against the Spartans.

**Austin Ayo, Catholic High School:** Ayo was an all-region standout for the Irish.

Other area standouts: **Warren Hurst, Webb School of Knoxville; Alex Middlecoff, Webb; Brady Hammer, Hardin Valley; and Dane Hammer, Hardin Valley.**

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# SALE OF VALUABLE REAL PROPERTY UNDER DECREE OF THE KNOX COUNTY CHANCERY COURT

# TAX SALE # 24

## PUBLIC NOTICE

### SALE OF VALUABLE REAL PROPERTY UNDER DECREE OF THE KNOX COUNTY CHANCERY COURT

## TAX SALE # 24

### STATE OF TENNESSEE EX REL., vs. DELINQUENT TAXPAYERS, DOCKET NO. 206416-3 AND CONSOLIDATED CASES:

The above styled judicial proceeding was filed by Knox County and City of Knoxville for the purpose of collecting delinquent real property taxes and enforcement of the first lien securing such taxes. Pursuant to a DECREE CONFIRMING THE REPORT OF THE CLERK AND MASTER AND ORDERING SALE entered in the above cause on the 17th of June, 2024, in the Chancery Court for Knox County, Tennessee, the parcels listed in this notice will be sold at public auction, to the highest bidder for cash, at The Grande Event Center, 5441 Clinton Highway, Knoxville, Tennessee on ***26th day of June 2024. Doors open at 8:00 A.M., sale to start at 10:00 A.M.*** The property to be offered for sale at auction is described as follows:

**FOR A FULL DESCRIPTION OF EACH PROPERTY AND FURTHER INFORMATION, YOU MAY ALSO VISIT www.knoxcounty.org/trustee, THEN CLICK "TAX SALE"**

**TAX ID:** 004-04911 **TAX SALE:** 24
**TRUSTEE FILE:** 2
**OWNER(S) & ADDRESS(ES):**
Curtis Gabriel Zaccone, Jr.
9024 Welch Road, Knoxville, TN 37938
8928 Maynardville Pike, Knoxville, TN 37938
**COMMON DESCRIPTION:**
9024 Welch Road, Knoxville, TN 37938
**LEGAL DESCRIPTION:**
SITUATED in District No. Six of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being PART of Lot 10, Dewey Willard Welch Estate, as shown on plat of record in Plat Cabinet J, Slide 140-D, formerly Book 95-L, page 31, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made and being more fully described as follows:

BEGINNING at an iron pin in the Easterly margin of the right of way of Welch Road 2,583 feet, more or less, in a Southerly direction from the point of intersection of the right of way of Welch Road with Brock Road; thence, from said BEGINNING point and leaving the Easterly margin of the right of way of Welch Road, South 87 deg. East, 300.00 feet to an iron pin; thence, North 1 deg. 58 min. East, 276.74 feet to an iron pin; thence, South 77 deg. 30 min. East, 211.28 feet to an iron pin; thence, South 70 deg. 43 min. East, 123.84 feet to an iron pin; thence, South 60 deg. 15 min. East, 173.22 feet to an iron pin; thence, South 48 deg. 59 min. East, 172.30 feet to an iron pin; thence, South 48 deg. 30 min. West, 253.75 feet to an iron pin; thence, South 49 deg. 01 min. West, 377.59 feet to an iron pin; thence, North 25 deg. 50 min. West, 355.55 feet to an 18 inch Beech; thence, North 85 deg. 48 min. West, 103.77 feet to an ash; thence, North 75 deg. 11 min. West, 47.35 feet to an Oak stump; thence, North 80 deg. 15 min. West, 138.15 feet to an iron pin in the Easterly margin of the right of way of Welch Road; thence, with the Easterly margin of the right of way of Welch Road, North 02 deg. 06 min. East, 77.56 feet to the point of BEGINNING, according to the survey of Hinds Surveying Co., dated July 15, 1996.

BEING THE SAME PROPERTY conveyed to Curtis Gabriel Zaccone, Jr., single, from Donald Miracle and wife, Maria R. Miracle by Warranty Deed dated November 25, 2002, and filed of record as Instrument Number 200212030048737, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**
BEING THE SAME PROPERTY conveyed to Curtis Gabriel Zaccone, Jr., single, from Donald Miracle and wife, Maria R. Miracle by Warranty Deed dated November 25, 2002, and filed of record as Instrument Number 200212030048737, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**
1. 2012 Knox County taxes are delinquent in the amount of $520.52, if paid in 3/2023;
2013 Knox County taxes are delinquent in the amount of $713.39, if paid in 3/2023;
2014 Knox County taxes are delinquent in the amount of $671.27, if paid in 3/2023;
2015 Knox County taxes are delinquent in the amount of $629.15, if paid in 3/2023;
2016 Knox County taxes are delinquent in the amount of $587.03, if paid in 3/2023;
2017 Knox County taxes are delinquent in the amount of $502.61, if paid in 3/2023;
2018 Knox County taxes are delinquent in the amount of $464.09, if paid in 3/2023;
2019 Knox County taxes are delinquent in the amount of $425.57, if paid in 3/2023;
2020 Knox County taxes are delinquent in the amount of $387.05, if paid in 3/2023;
2021 Knox County taxes are delinquent in the amount of $648.53, if paid in 3/2023;
2022 Knox County taxes are delinquent in the amount of $198.94, if paid in 3/2023;
2. Tennessee Deed of Trust from Curtis Gabriel Zaccone, Jr., single to The Title Source, Inc., Trustee for Donald Miracle and wife, Maria R. Miracle, dated November 25, 2002 in the original amount of $21,900.00, and filed of record on December 3, 2002 as Instrument Number 200212030048738, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE:**
1. Easements, Restrictions and zoning ordinances as shown by map of record in Plat Cabinet J, Slide 140-D, formerly Book 95-L, page 31, in the Register's Office for Knox County, Tennessee.
2. Subject to Restrictions and Easements recorded in Book 1737, Page 1008, in the Register's Office for Knox County, Tennessee.
3. Utility and Drainage Easements, 10 feet inside all exterior lot lines, and 5 feet each side of all interior lines, as shown by map of record, in the Register's Office for Knox County, Tennessee.
4. Setback lines are as follows: 40-foot from right-of-way, and for all other lot lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
A. Nicole Troutt, Attorney, #021726
**PAYMENT INFORMATION**
First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,335.04**

**TAX ID:** 006-091 **TAX SALE:** 24
**TRUSTEE FILE:** 4
**OWNER(S) & ADDRESS(ES):**
Raymond Edwards, Jr. and wife, Melissa Edwards
8217 Corryton Luttrell Road, Mascot, TN 37721
**COMMON DESCRIPTION:**
8217 Corryton Luttrell Road, Mascot, TN 37721
**LEGAL DESCRIPTION:**
SITUATED in Civil District Number Eight (8) (formerly 5) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the Northerly line of the Corryton-Luttrell Road, said iron pin being distant 733 feet in a Northeasterly direction from the point of intersection of the Northerly line of Corryton-Luttrell Road with the centerline projected of the McBee Road, said iron pin also being common corner to property herein conveyed and the property of Laura Robinson; Thence, running North 33 deg. 30 min. East, with the Northerly line of the Corryton-Luttrell Road, 151.5 feet to an iron pin; Thence, running North 18 deg. 26 min. West, 364 feet to an iron pin, corner to remaining property of W. F. Hankins; Thence, running South 71 deg. 34 min. West, 280 feet to an iron pin in the fence line between Robinson and Hankins; Thence, with the fence line, South 37 deg. 30 min. East, 483 feet to the point of BEGINNING, as shown by survey of L.A. Billips, dated July 13, 1951.

BEING the same property conveyed to Raymond Edwards, Jr. and wife, Melissa Edwards, from Ray Lawson and wife, Sheila Lawson, by Warranty Deed dated July 18, 2009 and recorded on October 15, 2009 as Instrument Number 200910150027085, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**
BEING the same property conveyed to Raymond Edwards, Jr. and wife, Melissa Edwards, from Ray Lawson and wife, Sheila Lawson, by Warranty Deed dated July 18, 2009 and recorded on October 15, 2009 as Instrument Number 200910150027085, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**
1. 2014 Knox County taxes are delinquent in the amount of $1,433.74, if paid in 2/2023;
2015 Knox County taxes are delinquent in the amount of $1,393.16, if paid in 2/2023;
2016 Knox County taxes are delinquent in the amount of $1,294.88, if paid in 2/2023;
2017 Knox County taxes are delinquent in the amount of $1,215.61, if paid in 2/2023;
2018 Knox County taxes are delinquent in the amount of $1,115.71, if paid in 2/2023;
2019 Knox County taxes are delinquent in the amount of $1,015.81, if paid in 2/2023;
2020 Knox County taxes are delinquent in the amount of $915.91, if paid in 2/2023;
2021 Knox County taxes are delinquent in the amount of $954.96, if paid in 2/2023;
2022 Knox County taxes are due in the amount of $547.00, and become delinquent March 1, 2023.
2. City of Knoxville recorded a Notice of Lien Lis Pendens on March 24, 2014 as Instrument Number 201403240054505, in the Register's Office for Knox County, Tennessee.
3. Possible Federal Tax Liens against Melissa Edwards (Melissa A. Edwards), recorded as Instrument Number 201807200004352 and Instrument Number 201907260006407, in the Register's Office for Knox County, Tennessee.
4. Possible Judgment Lien against Melissa Edwards (Melissa Ann Edwards), in favor of Metro Knoxville HMA, LLC dba Turkey Creek Medical Center, recorded as Instrument Number 202003260063861, in the Register's Office for Knox County, Tennessee.
5. Possible Judgment Lien against Raymond Edwards Jr., (Raymond C. Edwards), in favor of Capital One Bank (USA), N.A., recorded as Instrument Number 201901180043273, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE:**
Restrictions and zoning ordinances as set forth, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
A. Nicole Troutt, Attorney, #021726
**PAYMENT INFORMATION**
First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,840.90**

**TAX ID:** 017 03908 **TAX SALE:** 24
**TRUSTEE FILE:** 14
**OWNER(S) & ADDRESS(ES):**
Michael Sullivan and Debra Buckner
2101 East Raccoon Valley Drive, Heiskell, TN 37754
(Residence: 5506 Raccoon Valley Rd Knoxville TN 37938)
**COMMON DESCRIPTION:**
2101 East Raccoon Valley Drive, Heiskell, TN 37754
**LEGAL DESCRIPTION:**
Situated in the Sixth (6th) Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot No. 1 and 2, survey for Calvin Dwight & Donna Marie Padgett, as shown by map of record in instrument number 200810240027594, in the Registers Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

This conveyance is subject to any and all applicable restrictions, easements, building setback lines and all terms, conditions and provisions of record in the register's office for Knox County, Tennessee, and show on the recorded map of record as Instrument Number 200810240027594, in Deed Book 1052, page 517, and Deed Book 905, page 279, in the Knox County Register of Deeds.

**DERIVATION:**
Being property conveyed to Michael Sullivan and wife, Debra Buckner from Calvin Dwight Padgett and wife, Donna Marie Padgett by Warranty Deed dated March 3, 2020, and recorded in Instrument Number 202003060058915, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES): To Serve:**
1. Deed of Trust on Trustors, Michael Sullivan aka Michael P. Sullivan and Debra Buckner aka Debra Clark Buckner aka Debra C. Buckner, A Married couple and Jeff Sanborn, Trustee and CB&S Bank as Beneficiary dated 03/03/2020 filed recorded on 03/06/2020 Instrument No. 202003060058916, Knox County, Tennessee Records, in the amount of $200,000.00
To Serve: Jeff Sanborn, Trustee, 706 S. Church St., Murfreesboro, TN 37133
Serve: CB&S Bank , 706 S. Church St., Murfreesboro, TN 37133
2. Judgment between Metro Knoxville HMA, LLC dba Physician's Regional Medical Center as Plaintiff and against Defendants Michael Sullivan, in the amount of $12,657.98, recorded on 08/20/2019, Instrument No. 201908200012621 in the Register's Office for Knox County, Tennessee
To Serve: Mendelson Law Firm (Attorney for Plaintiff, Metro Knoxville HMA, LLC dba Physician's Regional Medical Center, 799 Estate Place, Memphis, TN 38120
3. Judgment between Portfolio Recovery Associates, LLC as Plaintiff and against Defendants Debra Buckner, in the amount of $5,322.11, recorded on 04/23/2013, Instrument No. 201304230069484 in the Register's Office for Knox County, Tennessee
To Serve: Portfolio Recovery Associates, LLC 120 Corporate Blvd., Norfolk, VA 23502
4. Judgment between Van Irion as Plaintiff and against defendants Michael Sullivan and Debbie Buckner, in the amount of $75,544.93 recorded on May 30, 2023, Instrument No. 202305300063743 in the Register's Office for Knox County, Tennessee
To Serve: Van Irion 800 S. Gay St, Suite 700, 37929-4101

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from October 21, 1974 through December 1, 2016 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
J. Myers Morton 013357
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,100.32**

**TAX ID:** 024-08103 **TAX SALE:** 24
**TRUSTEE FILE:** 25
**OWNER(S) & ADDRESS(ES):**
Joey Finch and Cindy Finch
10702 Old Rutledge Pike
Blaine, TN 37709
**COMMON DESCRIPTION:**
Richland Road
64.87 x 208.64 x IRR
**LEGAL DESCRIPTION:**
SITUATED in District Eight (8) of Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the eastern line of Old Rutledge Pike, said iron pin being at the northwestern point of curve of the intersection of the northern line of Richland Road with the eastern line of Old Rutledge Pike, as rounded; thence from said point of BEGINNING with the eastern line of Old Rutledge Pike, North 12 deg. 49 min. 52 sec. West, 20.26 feet to a 24 inch elm snag; thence leaving the right-of-way of Old Rutledge Pike, North 77 deg. 32 min. 24 sec. East, 149.57 feet to an iron pin; thence South 51 deg. 53 min. 36 sec. East, 116.25 feet to an iron pin in the northern right-of-way of Richland Road; thence continuing with the northern right-of-way of Richland Road, North 89 deg. 27 min. 09 sec. West, 34.08 feet to an iron pin; thence continuing with the northern line of Richland Road, South 89 deg. 58 min. 55 sec. West, 174.56 feet to an iron pin at the point of curve of the intersection of the northern line of Richland Road with the eastern line of Old Rutledge Pike, as rounded; thence with said intersection as rounded, with a curve to the right, an arc distance of 33.68 feet, radius of which is 25.00 feet, a chord distance of North 51 deg. 25 min. 29 sec. West, 31.19 feet to an iron pin in the eastern line of Old Rutledge Pike, the point of BEGINNING, as shown by survey of James F. Boyer, dated June 3, 1988, Drawing No. 5318-43, and being 0.25 of an acre, more or less.

**DERIVATION:**
BEING the same property conveyed to Joey Finch and wife, Cindy Finch by Warranty Deed from Wilburn T. Moore and wife, Louis H. Moore, dated November 10, 1993, and recorded in Deed Book 2124, page 717, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
Joseph H. Huie, Attorney
BPR #009104
**PAYMENT INFORMATION**
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,329.92**

**TAX ID:** 024-11301 **TAX SALE:** 24
**TRUSTEE FILE:** 26
**OWNER(S) & ADDRESS(ES):**
E.G. Meek Sr. and wife Shirley [illegible]
6106 E. Emory Roa[illegible] ville, T[illegible] see[illegible] 8
S[illegible]is
3[illegible] ac[illegible] 3
Sa[illegible]s
76[illegible] Lane, K[illegible]le, Tennessee 37938
**COM[illegible] DESCRIPTION:**
3515 Hudson Road, Mascot, TN 37806
81.5500 Acres
**LEGAL DESCRIPTION:**
SITUATE in District Number Eight (8) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lots 1, 2, 3, 4, 5, 6, 7, and 8, Final Plat of Hudson Road Estates Subdivision, as the same appears of record at Instrument ID# 200411290043900 & 200411290043901, in the Register's Office for Knox County, Tennessee, to which specific reference is hereby made for a more particular description. INST. NUMBER 200701050055291 last deed.

**DERIVATION:**
Being the same property conveyed to E.G. Meek, Sr. and wife, Shirley T. Meek from Sandra E. Morris, unmarried by Quit Claim Deed dated June 6, 2018 and recorded on June

PAID

6, 2018, as Instrument 201806060072534, in the Knox County Register of Deeds.

**INTERESTED PERSONS (ENCUMBRANCES):** To Serve:

1. Deed of Trust from E.G. Meek, Sr and Shirley T Meek, husband and wife and Sandra E Morris to Investors Trust Company as Trustee to Federal Bank of Tennessee, dated May 16, 2007, for $235,000.00, and recorded May 22, 2007, in Instrument number 200705220095601, Knox County Register of Deeds.

The last Modification of Deed of Trust dated July 8, 2015, in Instrument No. 201806220076272, Knox County Register of Deeds.

Serve: Investors Trust Company, 406 Union Ave, Suite 350, Knoxville, TN 37902

Serve: Home Federal Saving Bank of Tennessee: 515 Market St, P.O. Box 1230, Knoxville, TN 37901

2. Deed of Trust from E.G. Meek, Sr and Shirley T Meek, husband and wife and Sandra E Morris to Myron C. Ely, Trustee, for $230,405.00, to Kenneth F. Cofer and Karen S. Himebaugh, husband and wife, dated April 6, 2006, in Instrument 200604100084702, in the Knox County Register of Deeds.

Serve: Kenneth F. Cofer and wife Karen S Himebaugh 6521 Orchard Avenue, Knoxville, Tennessee 37919

Myron C. Ely, Trustee deceased

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: NONE

We certify that this opinion represents research from September 1, 1992 through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 15,264.91**

**TAX ID:** 027-260 **TAX SALE:** 24

**TRUSTEE FILE:** 27

**OWNER(S) & ADDRESS(ES):**

Elizabeth Miller Binkley (Deceased)
2928 Long Hollow Road, Powell, TN 37849
Her heirs:
Christopher A. Binkley, 6927 Washington Pike, Knoxville, Tennessee 37918
Leeann Kelly, 8803 Corryton Road, Lot No. 11, Coryton, Tennessee 37721
Kelly Berg, 126 Hampton Roads Avenue, Hampton, Virginia, 23661
David W. Binkley, 6722 Ridgeview Road, Knoxville, Tennessee 37918-8208

**COMMON DESCRIPTION:**

2928 Long Hollow Road, Powell, TN
4.700 acres

**LEGAL DESCRIPTION AND DERIVATION:**

Situated in the Sixth Civil District of Knox County, Tennessee:

TRACT I: Beginning on North side of a branch, a rock corner, South edge of Old Public Road (Long Hollow Road) in an old division line running Eastward with said road 16 ½ poles to an iron spike near edge of said road; thence Southeast 40 poles to an iron spike; thence Southwest 15 ½ poles to an iron spike in said division line (formerly owned by Jetts); thence 40 poles to the Beginning with said division line, containing 4 acres, and being all and the same property conveyed to Clayton Miller and wife, Lydia Miller and heirs from J. S. Hughes and wife, Lovina Hughes by Warranty Deed dated August 5, 1936, of record in Warranty Deed Book 565, page 416 in the Register's Office for Knox County, Tennessee.

TRACT II: Beginning at an old rock corner on the North side of branch, running to old road 230 ft. Southeastward to rock corner; thence 360 ft. Southwestward to rock corner; thence 220 ft. Northwestward back to old road, a rock corner; thence 311 ft. running with old road East back to old rock corner, containing 2 acres more or less and being the same property conveyed to the parties the first part by warranty Deed dated August 18, 1949, from Robert D. Miller and wife, Barbara Redden Miller of record in Warranty Deed book 751, page 561 to which reference is hereby made.

Clayton Miller died in 1966, leaving Lydia Miller as sole tenant by the entireties. Clayton Miller and Lydia Miller were husband and wife at the time of his death and were never divorced. All debts against the estate of Clayton Miller have been paid and the estate was too small to be subject to inheritance taxes.

There is excepted from Tract II one acre which was previously conveyed to James Franklin King and wife Pauline Miller King which is of record in Warranty Deed Book 939, page 232 in the Register's Office for Knox County, Tennessee, and is more particularly described as follows:

Situated in the Sixth Civil District of Knox County, Tennessee:

Beginning at an old rock corner in Clayton Miller and Jake Whitson property; thence running in a Southerly direction 238 ft. to an iron pin in the Clayton Miller and Jack Whitson line; thence 210 ft. in an Easterly direction to an iron pin in the Clayton Miller property; thence 238 ft. in a Northwesterly direction to an iron pin in the Miller property; thence 210 ft. in a Westerly direction to a rock corner at the Beginning point and containing one acre more or less.

**DERIVATION:** Being the same property conveyed to Elizabeth Miller Binkley, a married woman from Lydia Miller, unremarried widow of Clayton Miller by deed dated July 13,1987 and of record at Deed Book 1923 Page, 0975 at the Registers Office of Knox County

**INTERESTED PERSONS (ENCUMBRANCES):** To Serve: NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Larry M. Binkley predeceased his wife Elizabath Binkley. Her intestate estate was probated in the Knox County Chancery Court, Probate Division, Docket Number P-12-720231.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

A Quitclaim deed signed by the sole heirs at law of the owners of different property is recorded as Instrument 201402180048021, in the Knox County Register of Deeds.

We certify that this opinion represents research from August 6, 1987 through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 10,092.20**

**TAX ID:** 028AA-081 **TAX SALE:** 24

**TRUSTEE FILE:** 31

**OWNER(S) & ADDRESS(ES):**

JBS Holdings LLC
Registered Agent: Brant Enderle
9051 Executive Park, Suite 603
Knoxville, Tennessee 37923

**COMMON DESCRIPTION:**

8548 Zinc Road, Knoxville, TN 37938
Subdivision: SILVERSTONE S/D PHASE 2 COMMON AREA
Recorded Plat: 200604180086551, Page 2

**LEGAL DESCRIPTION:**

The following described premises, to wit:

SITUATED in District Six of Knox County, Tennessee, and being more particularly bounded and described on the Final Plat of Silverstone Subdivision Phase 2, Sheet 2 of 2, of survey of Michael S. Funderlic, RLS # 1746, of Boundary Consultants, whose business address is 2302 Highland Avenue, Knoxville, TN 37916, bearing PROJECT NO. 16376FP2, recorded as page 2 of 2 of Instrument 200604180086551, in the Knox County Register of Deeds, wherein 2 separate tracts are labeled and described as (1) "COMMON AREA AND DETENTION 3.679 ACRES," and (2) "COMMON AREA" which metes and bounds descriptions for both tracts are referenced and adopted as if set forth herein verbatim.

**DERIVATION:**

This being part of the property conveyed 24.310 acres to JBS Holdings, LLC from Norris Freeway Development Inc. dated June 17, 2005, at Instrument Number 200506210103063 at the Register's Office for Knox County, Tennessee. More particularly, the Final Plat of Silverstone Subdivision Phase 2, Sheet 2 of 2, recorded as Instrument 200604180086551, describes the 2 parcels on which this tax lien attaches.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Construction and Term Loan Deed of Trust and Assignment of Rents and Leases dated June 17, 2005, from JBS Holdings, LLC, to Dennis Mike Robertson, Trustee, a resident of Claiborne County, Tennessee and the beneficiary being Commercial Bank, Inc., securing $1,775,000.00, recorded as Instrument 200506210103064, in the Knox County Register of Deeds.

Serve: Trustee Dennis Mike Robertson, 920 Patterson Road, Harrogate, Tennessee 37752_

Serve: Commercial Bank, Inc., 10413 Kingston Pike, Knoxville, Tennessee 37922

2. Judgment lien in favor of BB&T and against JBS Holdings, LLC, among others, for $28,333.58, as Instrument 201012140036404, in the Knox County Register of Deeds.

Serve: BB&T/Truist 900 S. Gay Street, Knoxville, Tennessee, 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Declaration of Covenants, Conditions and Restrictions recorded on April 19, 2005, in Instrument 200504190083008, in the Knox County Register of Deeds.

2. Master Deed For Villas At Silverstone as Instrument 200504190083009, in the Knox County Register of Deeds.

3. Amendment to Declaration of Covenants, Conditions and Restrictions recorded on April 19, 2006, in Instrument 200604190087452, in the Knox County Register of Deeds.

4. Second Amendment to Declaration of Covenants, Conditions and Restrictions recorded on April 23, 2007, in Instrument 200704230086658, in the Knox County Register of Deeds.

5. Waiver of Building Setback Line recorded on May 01, 2007, in Instrument 200705010089306, in the Knox County Register of Deeds.

6. Third Amendment to Declaration of Covenants, Conditions and Restrictions recorded on October 04, 2018, in Instrument 201810040022247, in the Knox County Register of Deeds.

We certify that this opinion represents research from March 28, 1968, through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,587.28**

**TAX ID:** 028NA-014 **TAX SALE:** 24

**TRUSTEE FILE:** 33

**OWNER(S) & ADDRESS(ES):**

Edna B. Kashuba (deceased) and Cheryl Kashuba, As Co-Trustees under Kashuba Family Trust.
Cheryl Kashuba is the present owner, and she can be served at 4320 Redwen Road, Knoxville,
Tennessee 37938

**COMMON DESCRIPTION:**

4320 Redwen Road, Knoxville, TN 37938
LOT 1, BLOCK B BONTA VISTA MAP PLAT B 48S MAP PLAT P 5
DIMENSIONS 145 X 122.2

**LEGAL DESCRIPTION:**

SITUATED in District No. Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, being known and designated as all of Lot 1 in Block "B", of Bonta Vista Estates, as shown by map of same of record in Map Book 48-S, page 5 in the Register's office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

**DERIVATION:**

BEING the same property conveyed from Edna B. Kashuba, widow, to Edna B. Kashuba and Cheryl Kashuba, as Co-Trustees under Kashuba Family Trust established July 5, 2004, and amended October 18, 2005, by Correction Warranty Deed dated March 29, 2006, of record as Instrument 200604180086814, in the Knox County Register of Deeds.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Judgment Lien against Cheryl E Kashuba in favor of University Health Systems as Instrument # 201404240060520, in the amount of $1,000.00, plus court costs.

Serve: Attorney for Plaintiff, Lauren Carroll, (University Health Systems) 1135 W. 3rd. North St. Suite A, Morristown, Tn. 37814

2. Notice Of Lien For Utility Charges Due in favor of Hallsdale Powell Utility District, recorded May 5, 2023, in Instrument No. 202305050059571, in the amount of $467.70.

Serve: Hallsdale Powell Utility District, 3745 Cunningham Road, Knoxville, Tennessee 37928

3. Notice of Lien from Order Closing Estate in favor of the Knox County Chancery Court Clerk & Master for court costs as Instrument No. 200911190035209.

Serve: Knox County Clerk and Master

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

The Kashuba Family Trust established July 5, 2005, and amended October 18, 2005, was created as shown by Declaration of Trust, A Revocable Living Trust in Instrument 200407070002290, and a Memorandum of Trust recorded as Instrument 20060418006815, both recorded in the Knox County Register of Deeds. The use and benefit of the trust was for Edna B. Kashuba, and upon her death in 2006, this parcel was devised to Cheryl Kashuba.

We certify that this opinion represents research from December 09, 1987 through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,564.48**

**TAX ID:** 033-037 **TAX SALE:** 24

**TRUSTEE FILE:** 36

**OWNER(S) & ADDRESS(ES):**

Roy Cole (deceased) and wife Frances E. Cole (deceased) and Brenda Sue Cole Baird
10457 Bruner Hill Way, Mascot TN 37806

**COMMON DESCRIPTION:**

10457 Bruner Hill Way, Mascot TN 37806

**LEGAL DESCRIPTION:**

SITUATE in the 8th (formerly 13th) Civil District of Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the Southeast line of a 12 foot right of way, distant 436 feet Northeasterly from the Northeast line of Clear Springs Road, as measured along said right of way; thence from said beginning point along a fence line and with the line of Stout, South 38 deg. 45 min East 434.5 feet to an iron pin in the line of Cobb; thence with Cobb and McCann, North 48 deg. East 123 feet to an iron pin in the North line of a driveway; thence; with the North line of said driveway, the following calls and distances: North 74 deg. 30 min. West 32 feet to an iron pin; thence with the line of Bruner and a fence line and continuing along said driveway, North 71 deg. West 144.5 feet to an iron pin; thence North 56 deg. 45 min. West 34.5 feet to a red Oak; thence North 42 deg. 15 min. West 43 feet to a red Oak; thence North 39 deg. 15 min. East 99.5 feet to an iron pin; thence North 37 deg. west 104 feet to a post in the Southeast line of the 12 foot right of way referred to above; thence with the line of said right of way in a Southwesterly direction, 16 feet to the place of BEGINNING. There is also including herewith a 12 foot right of way for egress and ingress extending from the Northwest side of the above described property Southwesterly to Clear Springs Road; according to the survey of W.E. Lack, Engineer, Knoxville, dated 21 September 1954.

THERE IS EXCEPTED from this conveyance the rear 60 feet of the above described property which was conveyed to Coy McCann ,18 August 1975, and is not intended to be included in this conveyance.

**DERIVATION:**

Being the same property conveyed to Roy Cole and Wife, Frances E. Cole; and Brenda Sue Cole Baird, Married, as tenants in common, with rights of survivorship from Roy Cole and Brenda Sue Cole Baid (formerly Brenda Sue Cole) dated January 3,1996 and recorded in Deed Book 2199, Page 902, Register's Office, Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** To Serve: None

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE**: None

We certify that this opinion represents research from August 1, 1975 through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,653.68**

**TAX ID:** 033-079 **TAX SALE:** 24

**TRUSTEE FILE:** 37

**OWNER(S) & ADDRESS(ES):**

Jackie Wayne Williams
2810 Wendi Ann Drive, Knoxville, Tennessee 37924-1427

**COMMON DESCRIPTION:**

3503 Howell Road Mascot, Tennessee 37806

**LEGAL DESCRIPTION:**

Adjoining what was formerly the lands of R.S. Howell and J.R. Pinkston, and fronting on Howell Road in the Clear Springs Community and more particularly bounded and described as follows:

BEGINNING at an iron pin in the East Line of Howell Road, corner to Lenard Bruce, and distant 1290 feet in an Easterly direction from Dockery Road; thence with Bruce North 35 deg. 30 min. East 190.73 feet to an iron pin; thence with J.W. Witt and fence South 60 deg. 22 min. East 122 feet to a 12-inch red oak, corner to R.V. Watson; thence with Watson and a fence line South 40 deg. 59 min. West 203 feet to an iron pin in the North line of Howell Road; thence with Howell Road North 55 deg. West 102 feet to the point of BEGINNING, as shown by survey of G.T. Trotter, Jr., dated March 22, 1965.

**DERIVATION:**

BEING the same property conveyed to Jackie Wayne Williams, Heir to the Estate of Jackie Luther Williams by Administrator's Deed from Penny Lynn Boruff, Administrator of the Estate of Jackie Luther Williams dated November 5, 2018, as Instrument No. 201811080029667 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

Knox County recorded a Notice of Lien on July 3, 2018, as Instrument No. 201807030000376, against Jackie L. Williams in the amount of $3,384.27 to secure payment of a debt owed for nuisance abatement services provided on June 29, 2018.

Serve: Knox County Mayor 400 Main Street, Ste. 612 Knoxville, Tennessee 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: NONE

We certify that this opinion represents research from October 1, 1968 through December 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,576.39**

**TAX ID:** 038PC-004 **TAX SALE:** 24

**TRUSTEE FILE:** 44

**OWNER(S) & ADDRESS(ES):**

Jessee Estates, LLC
5401 Kingston Pike 340-3
Knoxville, TN 37919
John A. Murphy, Registered Agent
4823 Old Kingston Pike Suite 205
Knoxville, TN 37919

**COMMON DESCRIPTION:**

3010 Masters Lane
Knoxville, TN 37918

**LEGAL DESCRIPTION:**

SITUATED in the Sixth (6th) Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, being known and designated as all of Lot 4, in THE VILLAGE AT BEAVER BROOK SUBDIVISION, as shown on plat of same of record in Instrument No. 200006260042731, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

**DERIVATION:**

BEING the same property conveyed to Jessee Estates, LLC, a Tennessee limited liability company, by Warranty Deed from Meribeth Laws (sole heir at law of Erie Brooks Jessee [ also known as Erie Brooks Jessie], widow of Elmer Jessee [also known as Elmer Jessie]) and Glen R. Laws (wife and husband), dated May 13, 1999, recorded May 14, 1999 and of record in Book 2326, page 982, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** None

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Jessee Estates, LLC obtained title via the heir of Erie Brook Jessee, who died intestate July 22, 1997. Estate probated in the Chancery Court for Knox County, Tennessee, probate division docket number 54286-3. Meribeth Laws appears to be the only heir.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

1. Jessee Estates, LLC, is an inactive-dissolved (Administrative) limited liability company. Inactive date was November 7, 2005.

2. Restrictions of record in 200009070017191

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,023.96**

**TAX ID:** 039PE-027 **TAX SALE:** 24

**TRUSTEE FILE:** 47

**OWNER(S) & ADDRESS(ES):**

Orchard Creek Homeowners' Association, Inc.
P.O. Box 18322
Knoxville, TN 37928
6500 Bob Varner Rd.

Knoxville, TN 37918
David R. Morgan, Registered Agent
3411 Huron St.
Knoxville, TN 37917
**COMMON DESCRIPTION:**
6459 Orchard Creek Lane
Knoxville, TN 37918
**LEGAL DESCRIPTION:**
SITUATED in the Sixth (6th) Civil District of Knox County, Tennessee and being all of Lot 27 of ORCHARD CREEK SUBDIVISION as shown by plat of record at Instrument No. 199909210023315, together with any interest which Pinkston Construction, Inc. mat have in the drainage detention areas of common areas depicted on the aforesaid plat map, or as described in the Declaration of Covenants, Conditions and Restrictions for Orchard Creek Subdivision of record at Instrument No.200002010006761, in the Register's Office for Knox County, Tennessee.
**DERIVATION:**
BEING the same property conveyed to Orchard Creek Homeowners' Association, Inc. by Quit Claim Deed from Pinkston Construction, Inc, a Tennessee corporation, dated May 6, 2003, recorded March 22, 2004, and of record in Instrument No. 200403220087655 in the Register's Office for Knox County, Tennessee.
**INTERESTED PERSONS (ENCUMBRANCES):** None
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None
**OTHER MATTERS AFFECTING TITLE:**
Orchard Creek Home Owners Association, Inc. is an inactive-dissolved (Administrative) corporation. Inactive date was August 27, 2007.
We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
Nancy B. Webber #013162
**PAYMENT INFORMATION**
The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,659.76**

**TAX ID:** 041-094 **TAX SALE:** 24
**TRUSTEE FILE:** 51
**OWNER(S) & ADDRESS(ES):**
Larry Childress and wife, Shirley Childress
8816 Sunrise Road, Corryton, TN 37721
2223 Ramsay Street, Baltimore, MD 21223
**COMMON DESCRIPTION:**
8816 Sunrise Road, Corryton, TN 37721
**LEGAL DESCRIPTION:**
SITUATED in Civil District Number Eight (8) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being more particularly described as follows:
BEGINNING at an iron pin in the Southern line of Sunrise Road, distant in a Westerly direction 200 feet, more or less, from the point of intersection of the Southern line of Sunrise Road with the Western line of Roberts Road, said point of BEGINNING marking the Northwest corner of property belonging to Bozeman; South 28 deg. West, along Bozeman's Western line, 390 feet to a pine tree in Branner's Eastern line; Thence, with the line of Branner, North 10 deg. 50 min. West, 330.5 feet to an iron pin in the Southern line of Sunrise Road; Thence, with the said line of said road, North 83 deg. East, 125 feet to an iron pin; Thence, continuing with the said line of said road, North 87 deg. 53 min. East, 121.2 feet to an iron pin, the place of BEGINNING, as shown by survey of William L. Clark, Jr., Surveyor, Knox County, Tennessee, bearing date of September 25, 1978, and containing one acre, more or less.
BEING the same property conveyed to Larry Childress and wife, Shirley Childress, from Gary L. Roberts, married, by Warranty Deed dated May 21, 2012, and recorded on May 23, 2012 as Instrument Number 201205230066073, in the Register's Office for Knox County, Tennessee.
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.
**DERIVATION:**
BEING the same property conveyed to Larry Childress and wife, Shirley Childress, from Gary L. Roberts, married, by Warranty Deed dated May 21, 2012, and recorded on May 23, 2012 as Instrument Number 201205230066073, in the Register's Office for Knox County, Tennessee.
**INTERESTED PERSONS (ENCUMBRANCES):**
1. 2014 Knox County taxes are delinquent in the amount of $850.18, if paid in 3/2023;
2015 Knox County taxes are delinquent in the amount of $889.16 if paid in 3/2023;
2016 Knox County taxes are delinquent in the amount of $828.12, if paid in 3/2023;
2017 Knox County taxes are delinquent in the amount of $794.48, if paid in 3/2023;
2018 Knox County taxes are delinquent in the amount of $731.12, if paid in 3/2023;
2019 Knox County taxes are delinquent in the amount of $667.76, if paid in 3/2023;
2020 Knox County taxes are delinquent in the amount of $604.40, if paid in 3/2023;
2021 Knox County taxes are delinquent in the amount of $841.04, if paid in 3/2023;
2022 Knox County taxes are delinquent in the amount of $366.42, if paid in 3/2023.
2. Deed of Trust from Larry Childress and wife, Shirley Childress, to A. Nicole Troutt, Trustee for the benefit of Gary L. Roberts, dated May 21, 2012, in the original amount of $11,500.00, and recorded on May 23, 2012 as Instrument Number 201205230066074, in the Register's Office for Knox County, Tennessee.
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE:**
Easements, restrictions and zoning ordinances, in the Register's Office for Knox County, Tennessee. (no recorded plat located)
We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
A. Nicole Troutt, Attorney, #021726
**PAYMENT INFORMATION**
First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 10,778.91**

**TAX ID:** 041PA-041 **TAX SALE:** 24
**TRUSTEE FILE:** 52
**OWNER(S) & ADDRESS(ES):**
KLTI, LLC
108 Stekoia Lane, Suite 103
Knoxville, TN 37912
Alternative address from Secretary of State record:
900 Kingsford Way
Knoville, TN 37919
**COMMON DESCRIPTION:**
8107 Chestnut Hill Lane
Lot 41, Chestnut Ridge Unit 1
**LEGAL DESCRIPTION:**
SITUATED in District No 8 of Knox County Tennessee and without the corporate limits of the City of Knoxville, Tennessee and being known as Lot 41, of Chestnut Ridge, Unit II and revision of Chestnut Ridge Unit I, as shown on maps of record in Instrument Nos. 200205290097929, 200205290097930, 200205290097932 and 200205290097932 in the Register's Office for Knox County, Tennessee, said lot being more particularly bounded and described by maps aforesaid, to which maps specific reference is hereby made for a more particular description.
**DERIVATION:**
BEING part of the same property conveyed to KLTI, LLC by Warranty Deed from Andrew Montgomery dated April 28, 2008 and recorded in Instrument No. 200805070083678 in the Register's Office for Knox County, Tennessee.
**INTERESTED PERSONS (ENCUMBRANCES):**
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** none
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none
**OTHER MATTERS AFFECTING TITLE:**
KLTI, LLC is inactive at the state with no registered agent.
We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
Nancy B. Webber, #013162
**PAYMENT INFORMATION**
The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,458.36**

**TAX ID:** 042HB-005 **TAX SALE:** 24
**TRUSTEE FILE:** 55
**OWNER(S) & ADDRESS(ES):**
Thomas Morgan (deceased)
Lavona Morgan(deceased)
8809 Hillside Ave.
Mascot, TN 37806
Heirs of Sharon Kay Page, sole heir of Lavona Morgan:
Robert Page
No address found
Ahey Atchley
P O Box 172
Mascot, TN 37806
Timithy Atchley
2536 Shipetown
Mascot, TN 37806
Lesa K. Hillard
1701 Timberlane Circle
Knoxville, TN 37924
**COMMON DESCRIPTION:**
0 Hillside Dr.
**LEGAL DESCRIPTION:**
SITUATED in District No. Eight, North, Old Thirteenth, Knox County, Tennessee, and more particularly described as follows:
BEGINNING at a point in East line of C. H. Smith's purchase on north corner of Hillside Avenue at Southwest corner of Lot 1, Section 1, of Shipe's Addition to Mascot, Tennessee; thence in an easterly direction with north side of Hillside Avenue, including Lots 1, 2, 3 and 4, a distance of 400.12 feet to corner of Lot 5; thence in a Northerly direction parallel with Lot 5 and in a straight line through Lot 12 to Northern boundary of Shipe's Addition a distance of 425 feet minus 10-foot alley at a point in W. C. Major's heirs South line; thence in a Westerly direction with aforesaid Major's line approximately 230 feet to corner of C. H. Smith and W. C. Major's heirs; thence in a southerly direction with C. H. Smith's line and Shipe's West boundary approximately 560 feet minus 10-foot alley to point of BEGINNING, containing Lots 1, 2, 3 and 4 and West parcel of Lot 12, Section 1 of Shipe's Addition.00
**DERIVATION:**
Being part of the same property conveyed to Thomas Morgan and wife, Lavona Morgan by Clerk and Master's Deed, dated September 4, 1980, recorded September 8, 1980 and of record in Book 1715, Page 401, in the Register's Office for Knox County, Tennessee.
**INTERESTED PERSONS (ENCUMBRANCES):** NONE
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Thomas Morgan predeceased Lavona Morgan leaving her as surviving tenant by the entirety. Lavona died intestate on or about 7/6/2004, leaving Sharon Kay Page as her sole heir. Lavona's Estate was probated under File P-05-643862 in the Knox County Chancery Court- Probate Division and closed 3/16/06. Sharon Kay Page died 9/6/2005 intestate leaving her husband, Robert Page and her children Ahey Atchley, Timithy Atchley and Lesa K. Hillard as her heirs-at-law. Affidavit of heirship of record in Instrument No. 200605266099505.
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE:**
We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
Nancy B. Webber, #013162
**PAYMENT INFORMATION**
The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,670.81**

**TAX ID:** 042JA-010 **TAX SALE:** 24
**TRUSTEE FILE:** 56
**OWNER(S) & ADDRESS(ES):**
Mae K. Lowery (thought to be deceased)
8915 B Drive
Mascot, TN 37806
Unknown heirs of Mae K. Lowery
**COMMON DESCRIPTION:**
8915 B Drive
Mascot, TN 37806
150 X 150
**LEGAL DESCRIPTION:**
SITUATED in the District No. 13 of Knox County, Tennessee, being Lots 23, 24, 25 fronting on B Streeet in Shipes Addition to Mascot, Tennessee, said lots being in Block seven, bounded on the east by B Street, on the north by an alley, on the west by an alley, and on the south by Mitchell Street, and as shown on map of record in Map Cabinet A, Slide 194A (formerly Map Book 9, Page 50), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.
**DERIVATION:**
BEING the same property conveyed to Jack Lowery, Jr. and wife, Mae K. Lowery by Warranty Deed from Roy Swanner and wife, Thelma Swanner, dated February 14, 1948, recorded February 14, 1948, in Deed Book 771, Page 139, in the Register's Office for Knox County, Tennessee. Jack Lowery, Jr. died on or about September 11, 1962. There being no divorce or separation from the time of acquiring subject property leaving Mae K. Lowery as surviving tenant by the entirety. See Affidavit of record in Deed Book 1610, Page 92 in said Register's Office.
**INTERESTED PERSONS (ENCUMBRANCES):**
1. SunTrust Bank was granted a Deed of Trust from Mae K. Lowery, a single woman, recorded December 17, 2008, in the original principal amount of $20,000.00, of record in Instrument No. 200812170038082, in the Register's Office for Knox County, Tennessee. Serve: SunTrust Bank, C/O Corporate Service Company, 2908 Poston Ave. Nashville, TN 37203-1312.
2. Knox County, Tennessee recorded a Notice of Lien against Mae K. Lowery in the amount of $1,060.62, plus penalties and interest, for nuisance abatement services recorded November 14, 2017, as Instrument No. 201711140030586, in the Register's Office for Knox County, Tennessee. Serve: Glenn Jacobs, Mayor, 400 Main Street, Ste. 615, Knoxville, TN 37902.
3. Capital One Bank (USA), N.A. recorded a Judgment against possible heir of Mae Lowery, Kimberly A. Morris, 216 E. Oklahoma Ave., Knoxville, TN 37917, in the amount of $7,622.90 plus penalties and interest, recorded October 10, 2017, as Instrument No. 201710100022757 in the Register's Office for Knox County, Tennessee. Serve: Nathan & Nathan, P.C. Phone: 1-866-498-5400.
4. Discover Bank recorded a Judgment against possibly heir of Mae Lowery, Kimberly Morris, 216 E. Oklahoma Ave., Knoxville, TN 37917, in the amount of $10,256.91, plus penalties and interest, recorded January 3, 2019, as Instrument No. 201901030040298, in the Register's Office for Knox County, Tennessee. Serve: Michelle S. Moghadom, Zwicker & Associates, P.C., 5409 Maryland Way, Suite 110, Brentwood, TN, 37027, Phone: 615-376-2780.
5. Bank of America, N.A. recorded a Judgment against possible heir of Mae Lowery, Kimberly Morris, 216 E. Oklahoma Ave., Knoxville, TN 37917, in the amount of $6,334.74, plus penalties and interest, recorded June 25, 2021, as Instrument No. 202106250106048 in the Register's Office for Knox County, Tennessee. Serve: Javitch Block LLC, 1100 Superior Avenue, 19th Floor, Cleveland, OH 44114-2521. Phone: 216-623-0000.
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**
Mae Kathleen Lowery a/k/a Mae K. Lowery died on or about September 20, 2017, as found in an online search. No estate was found probated in Knox County. Per obituary found, she was predeceased by husbands Elmer King and Jack Lowery, Jr. and son, Jack Steven Lowery. She was survived by sons, Roy Lowery and Boyd Lowery, and daughters Kimberly Morris and Geraldine Mills. No estates were found probated in Knox County for Jack Steven Lowery, Roy Lowery, Boyd Lowery, Kimberly Morris, or Geraldine Mills, nor were any obituaries found for the same.
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None.
**OTHER MATTERS AFFECTING TITLE:**
Subject to all matters on plat of reference in Map Cabinet A, Slide 294A (formerly Map Book 9, Page 50) in the Register's Office for Knox County, Tennessee.
We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
Nancy B. Webber #013162
**PAYMENT INFORMATION**
The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024:** $ 6,591.78

**TAX ID:** 042ND-003 **TAX SALE:** 24
**TRUSTEE FILE:** 59
**OWNER(S) & ADDRESS(ES):**
Heirs of Jack Dee Williams, thought to be:
Wanda Jean Lewis Williams
451 Prestwick Ridge Way #129
Knoxville, TN 37919
Cheryl Tuggle
6703 Matterhorn Ct.
Knoxville, TN 37918
JV Webster
9364 Mascot Rd.
Macot, TN 37806
PO Box 188
Mascot, TN 37806
Mailing address found for deceased record owner:
9362 Mascot Rd. PO Box 188, Mascot TN 37806.
**COMMON DESCRIPTION:**
9362 Mascot Rd.
Lot 30 Block 2 Subdivision of Mascot
**LEGAL DESCRIPTION:**
Situate in District No. Eight (8) of Knox County, Tennessee and being known as Lot 30 Block 2, Subdivision of Mascot, as shown by map of record in the Register's Office for Knox County Tennessee in map Book 38-S Page 17 to which map specific reference is hereby made for a more particular description thereof.
This conveyance is made subject to all existing highways, streets, alleys and rights of way, whether public or private, all water lines, air lines, tramways, pipelines, sewage lines, drainage lines and ditches, electric power lines, telephone lines and similar easements, including those shown upon the aforesaid map of record and any other presently existing, whether known or unknown, and whether belonging to the party of the first part or others.
And made subject to the reservations, exceptions, covenants, limitations, rights and easements in prior instruments of record and record, and particularly subject to those conditions, reservations, covenants, restrictions, rights, easements, agreements, and limitations, set forth in the said deed from American Zinc Company of Tennessee to Castalia Incorporated and recorded in the Register's Office for Knox County, Tennessee in Book 1255 Page 481.
**DERIVATION:**
BEING the same property conveyed to Jack Williams and wife, Hazel Williams by Warranty Deed from Castalia Incorporated, dated October 31, 1964 and of record in Book 1275 Page 276 in the Register's Office for Knox County, Tennessee.
Per information obtained from public records, it appears Hazel Williams died on or about September 25, 1968, survived by her spouse Jack Williams. Jack Williams appears to have died on or about September 9, 1976, leaving his two children, David Wayne Williams and Frances Williams Webster as his sole heirs at law. No estate found for Jack Williams in Knox County Probate Office. David Wayne Williams died testate on or about March 28, 2008, devising his estate to his spouse, Wanda Jean Williams, Knox County Probate File 72268-3. Frances Williams Webster appears to have died on or about December 6, 2021, leaving her spouse, J. V. Webster and daughter Cheryl Tuggle, as her heirs at law. No estate file found in Knox County Probate office for Frances Williams Webster.
**INTERESTED PERSONS (ENCUMBRANCES):**
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None
**OTHER MATTERS AFFECTING TITLE:**
1. Subject to Sewer Easement of record in book 2031 Page 215, Register's Office for Knox County, Tennessee.
2. Hazel Williams appears to have died on or about 9/5/1968, leaving jack Dee Williams as the surviving tenant by the entirety.
3. Jack Dee Williams appears to have died on or about 9/9/1976, and was survived by two children, David Wayne Williams and Frances Ann Williams Webster
4. David Wayne Williams appears to have died on or about 3/2/2008. His Will was filed for Probate in Knox County, Tennessee Chancery Court, Docket No. 72268-3. His devisee was his surviving spouse, Wanda Jean Lewis Williams.
5. Frances Ann Williams Webster appears to have died on or about 12/6/2021, survived by her spouse, JV Webster and daughter, Cheryl Tuggle.
6. No probate records were found for the above deceased persons in Knox County Probate. Information gathered through online search sites.
We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
Nancy B. Webber, #013162
**PAYMENT INFORMATION**
The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,118.07**

**TAX ID:** 046EB-022 **TAX SALE:** 24
**TRUSTEE FILE:** 61
**OWNER(S) & ADDRESS(ES):**
GREG MYNATT CONST LLC
135 Loyston Rd., Maynardville TN 37807
**COMMON DESCRIPTION:**

194 Nicely Trail, Powell, TN 37849
Sub: FOXWORTH Lot 49

**LEGAL DESCRIPTION:**

SITUATE in District No. Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 49, FOXWORTH SUBDIVISION, Unit 2, as the same appears of record in Map Cabinet O, Slide 42-B and C in the Register's Office for Knox County, Tennessee, to which specific reference is hereby made for a more particular description of said property.

**DERIVATION:**

BEING A PART of the same property conveyed to Greg Mynatt Construction, LLC, a Tennessee limited liability company, from J. M. Nicely, LLC, a Tennessee Limited Liability Company, by Warranty deed dated April 14, 2003, of record in Instrument No. 200305160105221, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** To Serve:

1. Tennessee Deed of Trust dated April 14, 2003, to Stephen R. Wise, Trustee, and First Century Bank as the Beneficiary, P.O. Box 159, Tazewell, Tennessee 37879, as Instrument 200305160105222, in the Knox County Register of Deeds.

Serve: Stephen R. Wise, Trustee, 625 S. Gay Street, Suite 160, Knoxville, Tennessee 37902.

Serve: First Century Bank, New Tazewell Office, 301 North Broad Street, New Tazewell, Tennessee 37849.

2. Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing from Greg Mynatt construction, LLC, to R. Scott Elmore, Trustee, with the beneficiary being American Trust Bank of East Tennessee for $178,821.06, as Instrument 200409150023194, in the Knox County Register of Deeds. This was modified by Instrument 200511080041685, in the Knox County Register of Deeds.

Serve: R. Scott Elmore, Trustee, 5616 Kingston Pike, Suite 301, Knoxville, Tennessee 37919.

Serve: American Trust Bank of East Tennessee, 6771 Baum Drive, Knoxville, Tennessee 37919.

3. Judgment lien dated March 20, 2015, in favor of Republic Finance, LLC, against Greg Mynatt as Instrument 201511300033012, in the Knox County Register of Deeds.

Serve: Republic Finance, LLC, 976 E Emory Road, Knoxville, Tennessee 37938

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** None

We certify that this opinion represents research from March 23, 1994 through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton BPR# 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,653.96**

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**TAX ID:** 047BG-001 **TAX SALE:** 24
**TRUSTEE FILE:** 63

**OWNER(S) & ADDRESS(ES):**

Larry Sparks and Claudette Perkins Sparks
7860 Mendonhall Estates Blvd.
Knoxville, TN 37938

**COMMON DESCRIPTION:**

7860 Mendonhall Estates Blvd.
144.53 x 129.4 x IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Lot 1, Final Plat of Mendonhall Estates, Unit 1, as shown on the plat of same recorded as Instrument No. 200403120085102, in the Knox County Register's Office, to which plat specific reference is hereby made for a more particular description.

**DERIVATION:**

BEING the same property conveyed to Larry Sparks and wife, Claudette Perkins Sparks by Warranty Deed from Steven B. Price and wife, Tausha H. Price, dated September 29, 2009, and recorded as Instrument No. 200909300023212, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

TAG, assignee of DNF Associates, LLC, filed a judgment against Claudette Sparks filed January 29, 2021, as Instrument No. 202101290061600, in the Knox County Register's Office. Serve: TAG c/o DNF Associates, LLC, Registered Agent: Cogency Global, Inc., 992 Davidson Drive, Suite B, Nashville, TN 37205-1051.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Restrictions recorded as Instrument No. 200403120085103, in the Knox County Register's Office.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,833.12**

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**TAX ID:** 047NB-003 **TAX SALE:** 24
**TRUSTEE FILE:** 65

**OWNER(S) & ADDRESS(ES):**

John C. Hancock, Jr. (Deceased)
Shirley A. Hancock
723 Birchbrook Drive, Knoxville, TN 37918

**COMMON DESCRIPTION:**

723 Birchbrook Drive, Knoxville, TN 37918

**LEGAL DESCRIPTION:**

SITUATED, LYING and BEING in the SIXTH Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 32, in Block D, in what is known as NORTHBROOK SUBDIVISION, UNIT 2, a Subdivision to Knox County, Tennessee, as shown by Map of said Unit of said Subdivision of record in Map Book 51-S, at Page 55 in the Register's Office of Knox County, Tennessee, said Lot being more particularly bounded and described as shown by Map of said Unit of said Subdivision of record aforesaid, to which Map specific reference is hereby made for more particular description, and as shown by survey of J. M. Widner & Associates, Knoxville, Tennessee bearing date August 17, 1972, said premises are improved with dwelling house fronting on Birchbrook Drive.

**DERIVATION:**

BEING part of the same property conveyed to John C. Hancock, Jr. and wife Shirley A. Hancock by NORTHBROOK, INC. by Warranty Deed dated the 5th day of September, 1972 of record in Book of Deeds 1490, Page 824 in the Register's Office of Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from October 03, 1972 through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,920.86**

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**TAX ID:** 048LA-008 **TAX SALE:** 24
**TRUSTEE FILE:** 70

**OWNER(S) & ADDRESS(ES):**

Bert P. Smith
3613 Curtis Ln Apartments A & B
Knoxville, TN 37918
Carl Robert Smith
3613 Curtis Ln Apartments A & B
Knoxville, TN 37918

**COMMON DESCRIPTION:**

3613 Curtis Ln
Knoxville, TN 37918
100 x 189.13 x IRR

**LEGAL DESCRIPTION:**

SITUATED in the Thirty-Sixth (36th) Ward of the City of Knoxville, the Seventh (7th) Civil District of the County of Knox, State of Tennessee, and being known and designated as follows:

Lot 21, Unit 2, Highland Park Addition, as shown of record in Map Book 15, Page 181, in the Register's Office of Knox County, Tennessee to which reference is hereby made for a more particular description thereof, and according to the survey of Hinds Surveying, dated November 1, 1988.

**DERIVATION:**

BEING the same property conveyed to Bert P. Smith and Carl Robert Smith, by Quitclaim Deed, from David R., Dunkirk, trustee, and Bert P. Smith and Carl Robert Smith, dated September 10, 2008, recorded September 12, 2008, of record in Instrument No. 200809120018066, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to easements and setbacks of record in Map Book B, Page 157C.
2. Subject to restrictions of record in Deed Book 596, Page 251.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,570.32**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,734.28**

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**TAX ID:** 049AA-011 **TAX SALE:** 24
**TRUSTEE FILE:** 72

**OWNER(S) & ADDRESS(ES):**

Clyde Williford (Deceased) & Rosario Baniz Williford
4341 Felty Drive, Knoxville, TN 37918

**COMMON DESCRIPTION:**

Murphy Hills Unit 4 Sec 1
Dimensions 131 X 203 X IRR
4341 Felty Drive, Knoxville, TN 37918

**LEGAL DESCRIPTION:**

Situated in District No. Six (6) of Knox County, Tennessee, and being all of Lot No. 5, Block B of Murphy Hills Addition, Unit 4, Section One as shown by Map of said Addition in Map Book 38-S, page 32 of the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING the same property conveyed to Clyde Williford and wife Rose B. Williford from Murphy Hills Inc. dated February 6, 1965, and recorded at Deed Book 1292 Page 552 at the Register's Office for Knox County, Tennessee, to which reference is here made.

**INTERESTED PERSONS (ENCUMBRANCES):** To Serve: NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Estate of Clyde Williford, died on November 17, 1982 probated on November 17, 1982 in Docket No. 36525

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

General Power of Attorney recorded on March 23, 1974, in Book 12, Page 408.

We certify that this opinion represents research from October 1, 1968, through August 26, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 16,821.99**

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**TAX ID:** 050-08701 **TAX SALE:** 24
**TRUSTEE FILE:** 74

**OWNER(S) & ADDRESS(ES):**

Onloe Randal Perkey
6036 Edmondson Lane
Knoxville, TN 37918

**COMMON DESCRIPTION:**

6038 Edmondson Lane
12 x 425 x IRR

**LEGAL DESCRIPTION:**

SITUATED in the 8th Civil District of Knox County, Tennessee, and being one (1) acres, together with a 12 foot right-of-way extending from Edmonson Lane, and being more particularly bounded and described as follows:

BEGINNING at an iron pin which is located South 16 deg. 06 min. East, 425 feet from an iron pin in the South line of Edmonson Lane, which iron pin in the South line of Edmonson Lane is located 4500 feet, mor or less, East of the center line of Washington Pike; thence from said Beginning point, South 77 deg. 13 min. West, 136.5 feet to an iron pin; thence South 12 deg. 53 min. East, 320 feet to an iron pin; thence North 83 deg. 0 min. East, 136.5 feet to an iron pin; thence North 12 deg. 46 min. West, 333.8 feet to an iron pin, the point of BEGINNING,

THERE IS ALSO CONVEYED HEREWITH a 12 foot right-of-way extending from the Northeast corner of the above described property to the South line of Edmonson Lane.

**DERIVATION:**

BEING the same property conveyed to Onloe Randal Perkey by Warranty Deed from William Earl Spencer and wife, Joyce M. Spencer dated October 3, 1985 and recorded January 9, 1986 in Book 1870 Page 421 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

Judgment obtained by Lendmark Financial Services Inc. (now Lendmark Financial Services LLC) against Onloe R. Perkey and Debbie Perkey in the amount of $7,490.31, plus interest and costs, obtained August 27, 2012, of record in Instrument No. 201209190018578; Judgment renewed by Order entered June 16, 2022 and recorded in Instrument No. 2022061+60094474 in the Register's Office for Knox County, Tennessee. Attorney for Plaintiff: William L., Cooper, III, 2008 E. Magnolia Ave., Knoxville, TN 37917.SERVE: C T Corporation System, 300 Montvue Rd. Knoxville, TN 37919.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kington Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,849.79**

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**TAX ID:** 051PB-033 **TAX SALE:** 24
**TRUSTEE FILE:** 79

**OWNER(S) & ADDRESS(ES):**

Eddie Grubb and Teresa Grubb
7500 Georgia Ln, Knoxville, TN [illegible]4

**COMMON DESCR[illegible]:**

7500 [illegible] Ln, [illegible] TN 3[illegible]
L[illegible] 2[illegible] c[illegible] arp[illegible]s Au[illegible]

**L[illegible] AP[illegible]**

S[illegible] in Dis[illegible] No. 8 (Old 13) of Knox County, Ten[illegible]e, and Described as follows:

Being all of lots 25, 26, 27 and 28 of Block 8 of Carpenter's Addition to Caswell fronting approximately 100 feet on the South Side of Georgia Street by approximately 300 feet in depth.

**DERIVATION:**

Being the same property conveyed to Eddie Grubb and Teresa Grubb by Warranty Deed from Kathleen Headrick dated April 4th, 1997 in Deed Book 2245 Page 570 in the Knox County Register of Deeds.

**INTERESTED PERSONS (ENCUMBRANCES):** To Serve:

Knox County recorded a Notice of Lien against Eddie Grubb and Teresa Grubb, in the amount of $528.4, for nuisance abatement services for property located at 7500 Georgia Lane as recorded in Instrument No. 201910100025208 in the Register's Office for Knox County, Tennessee.

Serve: Knox County Mayor

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from September 02, 1985, through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 10,987.96**

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**TAX ID:** 052AA-001 **TAX SALE:** 24
**TRUSTEE FILE:** 80

**OWNER(S) & ADDRESS(ES):**

Carolyn Ojeda and Santos Ojeda
8745 Mascot Road
Knoxville, TN 37924

**COMMON DESCRIPTION:**

Mascot Road
360M x 85M x IRR

**LEGAL DESCRIPTION:**

TRACT ONE: SITUATED in the 8th (formerly 13th) Civil District of Knox County, Tennessee, and being known and designated as Part of Lot 17, Mascot Home Sites Subdivision, as shown on the map of the same recorded in Map Book 13, page 115, in the Knox County Register's Office, and being more particularly described as follows:

BEGINNING at a stake, the southeast corner of Lot 17 of said Mascot Home Sites Subdivision, being near a culvert and said point of BEGINNING being in the north line of Old Mascot Road; thence South 73 deg. 45 min. West, along the north line of said Old Mascot Road and along the southern line of Lot 17, 160 feet to a stake; thence in a northerly direction in a straight line, 417 feet to a stake, the northern corner of Lot 17; thence South 30 deg. 20 min. East, along the eastern line of Lot 17, 414.7 feet to the point o BEGINNING.

TRACT TWO: SITUATED in the 8th (formerly 13th) Civil District of Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a stake in the intersection of the Old Mascot-Knoxville Road and the New Road right-of-way about half way between Mascot and Three Points; thence North 63 deg. 25 min. East, 230 feet to a stake; thence North 79 deg. 13 min. East, 264 feet to a stake near a spring; thence South 37 deg. 32 min. East, to the center of the New Road right-of-way; thence along the center of said new right-of-way to a point opposite the point of BEGINNING; thence to the BEGINNING.

THERE IS EXCLUDED from the above described property that portion conveyed to Wayne D. Steadman and Vickie D. Steadman by deed recorded as Instrument No. 201707240004982, in the Knox County Register's Office.

**DERIVATION:**

BEING the same property conveyed to Carolyn Ojeda and husband, Santos Ojeda by Warranty Deed from Don Manis, unmarried, dated December 11, 2002, and recorded as Instrument No. 200212180054062, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,425.88**

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**TAX ID:** 056FG-037 **TAX SALE:** 24
**TRUSTEE FILE:** 83

**OWNER(S) & ADDRESS(ES):**

Zarb Properties LLC
118 Huxley Road
Knoxville, TN 37934

**COMMON DESCRIPTION:**

7932 Sharp Road
105.18 x 125.62 x IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being all of Lot 37, Emerald Forest Subdivision, as the same appears of record in Plat Cabinet O, Slide 200-D, in the Knox County Register's Office, to which map specific reference is hereby made for a more particular description, and being according to the survey of LeMay and Associates Consulting Engineers, Knoxville, Tennessee, dated May 17, 1996, revised June 5, 1996, Drawing No. 3283.

**DERIVATION:**

BEING part of the same property conveyed to Zarb Properties LLC by Warranty Deed from William J. Farnham and wife, Kathleen M. Farnham, dated September 20, 1996, and recorded in Deed Book 2226, page 170, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Henson Associates filed a Judgment against Ed Zarb d/b/a Zarb Homes, LLC, filed December 29, 2014, as Instrument No. 201412290034813, in the Knox County Register's Office. Serve: Henson Associates c/o Paul I. Mendelson, Attorney, 799 Estate Place, Memphis, TN 38120.
2. Christmas Lumber Company, Inc., filed an Agreed Conditional Judgment against Zarb Homes, LLC and Edward Zarb filed July 7, 2016, as Instrument No. 201607070001373, in the Knox County Register's Office. Serve: Registered Agent: Theron C. Cleveland, III, 10519 Kingston Pike, Knoxville, TN 37922-3167.
3. General Shale Brick, Inc. filed a Judgment against Zarb Homes, LLC, and Edward Zarb, filed August 15, 2016, as Instrument No. 201608150010696, in the Knox County Register's Office. Serve: Registered Agent: CT Corporation System, 300 Montvue Road, Knoxville, TN 37919-5546
4. Ferguson Enterprises, Inc., a Wolseley

PAID

Company, filed a Judgment against Zarb Homes, LLC, filed December 6, 2016, as Instrument No. 201612060035764, in the Knox County Register's Office. Serve: Registered Agent: Corporate Creations Network, Inc., 205 Powell Place, Brentwood, TN 37027-7522.

5. Wm. S. Trimble Co., Inc. filed a Judgment against Zarb Homes, LLC, filed August 29, 2017, as Instrument No. 201708290013739, in the Knox County Register's Office. Serve: Registered Agent: Wm. S. Trimble, III, 2200 Atchley Street, Knoxville, TN 37920.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Matters depicted or disclosed by map recorded in Map Cabinet O, Slide 200-D, in the Knox County Register's Office.

2. Restrictions recorded in Deed Book 2256, page 851. in the Knox County Register's Office.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,653.96**

**TAX ID:** 057BD-012 **TAX SALE:** 24

**TRUSTEE FILE:** 87

**OWNER(S) & ADDRESS(ES):**

Carolyn Gough Deceased
Tracy A. Gough, Daughter, 535 Cupola Way, Knoxville, Tennessee 37918
Lauren G. Rediker, Daughter, 5001 Macmont Circle, Powell, Tennessee 37849
(Redacted), Minor Daughter, C/O Amanda Vowell, 508 Hollingworth, Clinton, TN 37716
(Redacted), Minor Grandson, C/O Joyce Beets, 908 Offatt Road, Clinton, TN 37716
(Redacted), Minor Granddaughter, C/O Cameron Malone, 5504 Cornsilk Drive, Knoxville, TN 37918

**COMMON DESCRIPTION:**

Lot 12R, Valley Ridge Subdivision
535 Cupola Way, Knoxville, Tennessee 37918

**LEGAL DESCRIPTION:**

Situated in District No. Six (6) of Knox County, Tennessee, and being known and designated as all of Lot 12R, Valley Ridge Subdivision, as shown by map of same of record in Map Cabinet O, Slide 223-C, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

**DERIVATION:**

Being the same property conveyed to Carolyn Gough by Deed from Clearvue Opportunity XVII, LLC, a Delaware Limited Liability Company dated August 10, 2012, and of record in Instrument 201208230012223, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** To Serve:

1. Notice of Lien of Valley Ridge Subdivision Homeowners' Association against Carolyn Gough, as Instrument 202211210030414, in the Knox County Register of Deeds.

Serve: Registered Agent: Krysty Kennedy, 505 Cupola Way, Knoxville, Tennessee 37918

2. Judgment lien against Tracy A. Gough in favor of OneMain Financial Group, LLC as servicer for (ASF) Wilmington Trust NA in Instrument 202112060045082, in the Knox County Register of Deeds.

Serve: Registered Agent: CT Corporation System, 300 Montvue Road, Knoxville, Tennessee 37919

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Estate of Carolyn S. Gough in the Knox County Chancery Court, Docket Number 78583-3, filed February 10, 2017, includes decedent's Holographic Will conveying this parcel to Tracy A. Gough, Lauren G. Rediker, (Redacted), a minor, (Redacted), a minor and (Redacted), a minor.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Declaration of Non-Exclusive, joint Permanent Easement recorded on 01/26/1996 in Book 2201, Page 386, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from August 23, 1989 through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,656.32**

**TAX ID:** 057KC-02308 **TAX SALE:** 24

**TRUSTEE FILE:** 88

**OWNER(S) & ADDRESS(ES):**

David M. Whisnant
520 Fairbanks Way
K[illegible] 791[illegible]
C[illegible] DR[illegible] CF[illegible]
52[illegible] Wa[illegible]
Kn[illegible] TN 379[illegible]
60.0[illegible] 74.23 x IRR

PAID

**LEGAL DESCRIPTION:**

SITUATED in District Number Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 8, Dante Court Subdivision, as the same appears of record at Instrument No. 200701110056653, in the Register's Office for Knox County, Tennessee, and on survey of Jim Sullivan, Knoxville, TN, dated January 8, 2007, to which specific reference is hereby made for a more particular description.

**DERIVATION:**

BEING a portion of the same property conveyed to David M. Whisnant, by Warranty Deed, from Eagle Bend Realty, LLC, a Tennessee limited liability company, dated January 30, 2007, recorded January 31, 2007, of record in Instrument No. 200701310062004, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** None

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Declaration of Joint Non-Exclusive Easement and Maintenance Agreement, of record in Instrument 200701110056619

2. Subject to Maintenance Agreement of record in Instrument No. 200701110056620

3. Subject to Declaration of Restrictions of Dante Court Subdivision of record in Instrument No. 200707120003798

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,613.60**

**TAX ID:** 058BF-02202 **TAX SALE:** 24

**TRUSTEE FILE:** 89

**OWNER(S) & ADDRESS(ES):**

Diane T. Breasseale
6042 Medlin Heights Road Knoxville, TN 37918

**COMMON DESCRIPTION:**

6042 Medlin Heights Road Knoxville, TN 37918
Lot 21, MEDLIN HGTS SUBDIVISION

**LEGAL DESCRIPTION:**

SITUATED in District Two of Knox County, Tennessee, within the 36th Ward of the City of Knoxville, and being more particularly described as follows:

BEING all of Lot 21, MEDLIN HEIGHTS SUBDIVISION, as shown on plat of subdivision of record in Plat Cabinet A, Slide 367C, in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

**DERIVATION:**

BEING the same property conveyed to Diane T. Breasseale, unmarried from Allen Edwards and Catherine Edwards acting through her duly appointed attorney in fact Allen Edwards, dated June 10, 2005, as Instrument number 200506130100283, in the Knox County Register of Deeds.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Tennessee Deed of Trust from Allen Edwards and wife Catherine B. Edwards to J. Michael Winchester, Trustee, and First Tennessee Bank National Association as beneficiary.

Serve: First Horizon Bank Tennessee, Registered Agent Clyde A. Billings, 165 Madison Avenue, Memphis, Tennessee 38103-2723

Serve: J. Michael Winchester, Trustee, 800 S. Gay Street, Suite 1000, Knoxville, Tennessee 37901

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:** None

We certify that this opinion represents research from 10/01/1968 through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,283.04**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 14,018.52**

**TAX ID:** 058GF-032 **TAX SALE:** 24

**TRUSTEE FILE:** 93

**OWNER(S) & ADDRESS(ES):**

Joyce Rosalind Gardner Eve;
Bobby Gardner and Cindy Gardner Wharton, sole heirs at law of Robert Harris Gardner;
Thelma Gardner, Timothy Irwin Gardner and Lisa Annette Gardner Wilson, sole heirs at law of Harold Irwin Gardner;
Patsy Gardner, Benny Gardner and Mark Gardner, sole heirs at law of Joseph Benton Gardner.
1903 Houstonia Drive
Knoxville, TN 37918

**COMMON DESCRIPTION:**

1903 Houstonia Drive
141M x 271 x IRR

**LEGAL DESCRIPTION:**

SITUATED in District Two (2) of Knox County, Tennessee, and within the 36th Ward of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the north right-of-way line of Tenth Avenue approximately 178 feet northeast of an intersection of a proposed street with Tenth Venue; thence North 29 deg. 30 min. West, 271 feet to an iron pin; thence North 30 deg. 35 min. West, 235 feet to an iron pin, old original Karnes corner; thence South 3 deg. 15 min. West, 337 feet to an iron pin, old Kelso-Karnes corner; thence with the old Kelso-Karnes line, North 86 deg. West, 251 feet to an iron pin in said line; thence South 21 deg. East, 309 feet to an iron pin in the north right-of-way line of a proposed street; thence North 65 deg. East, 332 feet with the north right-of-way line of a proposed street to an iron pin in the intersection of Tenth Avenue; thence North 63 deg. East, 178 feet to the BEGINNING.

**DERIVATION:**

BEING the same property conveyed to Joyce Rosalind Gardner Eve by deeds recorded as Instrument Nos. 200810020023345, 200810020023344, 200810020023343, 200810020023342 and by inheritance as set out in Affidavit of Heirship recorded as Instrument No. 200810020023341, all in the Knox County Register's Office; and BEING the same property acquired by Bobby Gardner and Cindy Gardner Wharton, sole heirs at law of Robert Harris Gardner; Thelma Gardner, Timothy Irwin Gardner and Lisa Annette Gardner Wilson, sole heirs at law of Harold Irwin Gardner; and Patsy Gardner, Benny Gardner and Mark Gardner, sole heirs at law of Joseph Benton Gardner by inheritance as set out in Affidavit of Heirship recorded as Instrument No. 200810020023341, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville filed a Notice of Lien against W. A. Gardner a/k/a William Andrew Gardner, et. al., recorded as Instrument No. 202302140044837, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

2. City of Knoxville filed an Order against W. A. Gardner a/k/a William Andrew Gardner, et. al., recorded as Instrument No. 202203020067681, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

3. City of Knoxville filed a Complaint against W. A. Gardner a/k/a William Andrew Gardner, et. al., recorded as Instrument No. 202202090061961, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Joseph H. Huie, Attorney
BPR #009104

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024:** $ 6,018.80

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 22,911.06**

**TAX ID:** 058KA-015 **TAX SALE:** 24

**TRUSTEE FILE:** 95

**OWNER(S) & ADDRESS(ES):**

L. M. McMurray and wife, Ola McMurray
(listed in public records)
502 Balsam Drive, Knoxville, TN 37918

**COMMON DESCRIPTION:**

502 Balsam Drive, Knoxville, TN 37918

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Two (2) of Knox County, Tennessee, and within the 36th Ward of the City of Knoxville, Tennessee, and being Lot Nos. 11 and 12 in Block 37 of the Fountain City Addition to Knoxville, Tennessee, as shown on plat of record in Plat Cabinet A, Slide 299D (formerly Map Book 9, Page 73), in the Register's Office for Knox County, Tennessee, said lots fronting fifty (50) feet each on the south side of Fourth Avenue and running back between parallel lines on hundred forty (140) feet to an ally as shown on map of said Addition.

BEING the same property conveyed to L.M. McMurray and wife, Ola A. McMurray, from J.R. Moore and wife, Rosa Belle Moore, by Warranty Deed dated September 20, 1944 and filed of record in Book 677, Page 327, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to L.M. McMurray and wife, Ola A. McMurray, from J.R. Moore and wife, Rosa Belle Moore, by Warranty Deed dated September 20, 1944 and filed of record in Book 677, Page 327, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2015 Knox County taxes are delinquent in the amount of $1,061.17, if paid in 02/2023;

2016 Knox County taxes are delinquent in the amount of $987.19, if paid in 02/2023;

2017 Knox County taxes are delinquent in the amount of $984.61, if paid in 02/2023;

2018 Knox County taxes are delinquent in the amount of $904.51, if paid in 02/2023;

2019 Knox County taxes are delinquent in the amount of $824.41, if paid in 02/2023;

2020 Knoxville City taxes are delinquent in the amount of $1,044.31, if paid in 02/2023;

2021 Knox County taxes are delinquent in the amount of $567.92, if paid in 02/2023;

2022 Knox County taxes are due in the amount of $74.00.

2. 2015 Knoxville City taxes are delinquent in the amount of $1,404.96, if paid in 02/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,289.17, if paid in 02/2023;

2017 Knoxville City taxes are delinquent in the amount of $1,257.26, if paid in 02/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,133.08, if paid in 02/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,008.91, if paid in 02/2023;

2020 Knoxville City taxes are delinquent in the amount of $884.73, if paid in 02/2023;

2021 Knoxville City taxes are delinquent in the amount of $14,692.32, if paid in 02/2023;

2022 Knoxville City taxes are due in the amount of $313.39.

3. City of Knoxville Notice of Liens recorded as Instrument Numbers 202103050071930, 202112080045742, and 202211170029671, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville Order recorded as Instrument Number 202012180049940, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville Complaint recorded as Instrument Number 202011160040647, in the Register's Office for Knox County, Tennessee, which lists the following Defendants/Possible Heirs: L. M. McMurray aka Lee Minnis McMurry, deceased; Ola McMurray aka Ola McMurry, deceased; Thomas McMurray aka Tom McMurry, deceased; Wilma M. Underwood aka Billie Underwood, deceased; June M. Roberts aka Betty June Roberts, deceased; Charles E. Roberts, deceased; Charles E. Roberts, Jr.; Lee Minnis McMurry, Jr., deceased; Everette McMurry; David McMurry; Charles Thomas McMurry; Donald McMurry; Gary McMurry; Ola Carolyn McMurry, deceased; Tracie Patterson; Charles Reynolds; William Allan McMurry, deceased; Loretta McMurry; Daniel McMurry; Alison McMurry Eaves; Scotti Lane; Lester E. McMurry, deceased; Veiva McMurry, deceased; Huetta Sanders; Judy Evans; Mary Howerton, deceased; William Russell Howerton; Ola Kay Parham.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

1. NO ESTATES FOUND PROBATED FOR L.M. MCMURRY AND OLA MCMURRAY

2. Subject to matters concerning the deaths of L. M. McMurray and wife, Ola McMurray.

3. Affidavit of Heirship recorded as Instrument Numbers 202109090020432 AND 202109090020433, regarding possible heir, Mary Hannah Howerton, in the Register's Office for Knox County, Tennessee.

4. Possible Heir Charles E. Roberts, Probate Docket No. 68351-1, Knox County Chancery Court, Knoxville, TN.

5. Possible Heir Donald McMurray, Probate Docket No. 61799-1, Knox County Chancery Court, Knoxville, TN.

6. Possible Heir Vieva Virginia McMurray, Probate Docket No. 75376-3, Knox County Chancery Court, Knoxville, TN.

7. Possible Heir Mary Jane Howerton, Probate Docket No. P-82-035655, Knox County Chancery Court, Knoxville, TN.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Matters shown and depicted by Plat of record in Plat Cabinet A, Slide 299-D, formerly Map Book 7, page 73, in the Register's Office for Knox County, Tennessee.

2. Subject to heirs and creditors of L.M. McMurry.

3. Subject to heirs and creditors of Ola A. McMurry.

4. Record owner L.M. McMurray a/k/a L.M. McMurry a/k/a Lee Minnis McMurry died on or about June 23, 1951, leaving his known heirs as follows: wife, Ola A. McMurry, and children, Mary Hannah McMurry Howerton, Betty June McMurry Roberts, Wilma Merle "Billie" McMurry Underwood, Lee M. McMurry, Jr., Thomas Newton McMurry and Lester E. McMurry. Subject to other unknown heirs of Lee Minnis McMurry.

5. Record owner Ola McMurray a/k/a Ola McMurry a/k/a Ola Armstrong McMurry died on or about March 2, 1986, leaving her known heirs as follows: children, Mary Hannah McMurry Howerton, Betty June McMurry Roberts, Wilma Merle "Billie" McMurry Underwood, Lee M. McMurry, Jr., Thomas Newton McMurry and Lester E. McMurry. Subject to other unknown heirs of Ola Armstrong McMurry.

6. Heir Mary Hannah McMurry Howerton died on or about March 4, 2015. Subject to heirs and creditors, TN Care and probate concerns of Mary Hannah McMurry Howerton.

7. Heir Betty June McMurry Roberts died on or about November 18, 2007. Subject to heirs and creditors, TN Care and probate concerns of Betty June McMurry Roberts.

8. Heir Wilma Merle "Billie" McMurry Underwood died on or about March 3, 2001. Subject to heirs and creditors, TN Care and probate concerns of Wilma Merle "Billie" McMurry Underwood.

9. Heir Lee M. McMurry, Jr., died on or about January 1, 1971. Subject to heirs and creditors and probate concerns of Lee M. McMurry, Jr.

10. Heir Thomas Newton McMurry died on or about April 6, 1982. Subject to heirs and creditors and probate concerns of Thomas Newton McMurry.

11. Heir Lester E. McMurry died on or about January 21, 2007. Subject to heirs and creditors, TN Care and probate concerns of Lester E. McMurry.

12. Verification if legal heir and if one and same regarding Judgment Liens against "Mary McMurray" recorded as Instrument Number 201608010006835 and 202009220023995, in the Register's Office for Knox County, Tennessee.

13. Verification if legal heir and if one and same regarding Judgment Lien against "Betty A. Roberts and Lee Roberts" recorded as Instrument Number 201711140030593, in the Register's Office for Knox County, Tennessee.

14. Verification if legal heir and if one and same regarding Judgment Lien against "Betty A. Roberts" recorded as Instrument Number 201806250076715, in the Register's Office for Knox County, Tennessee.

15. Verification if legal heir and if one and same regarding Judgment Lien against "Betty Roberts and Lee Roberts" recorded as Instrument Number 201911190034791, in the Register's Office for Knox County, Tennessee.

16. Verification if legal heir and if one and same

regarding Judgment Liens against "Charles J. Roberts" recorded as Instrument Numbers 201205160064663 and 202109130021261, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,699.04**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 29,420.85**

**TAX ID:** 059FB-006 **TAX SALE:** 24

**TRUSTEE FILE:** 100

**OWNER(S) & ADDRESS(ES):**

L. L. Morrow
4609 Ernestine Drive, Knoxville, TN 37924
Edwin Morrow, P.O. Box 373, National City, CA 92050

**COMMON DESCRIPTION:**

4609 Ernestine Drive, Knoxville, TN 37924

**LEGAL DESCRIPTION:**

SITUATED in District No. Seven (formerly Two) of Knox County, Tennessee, and within the 33rd Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lots 17, 18, and 19 in the Valley View Addition, as shown by map of same of record in Plat Cabinet A, Slide 280-D, formerly Map Book 9, page 5, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description. Said lots front 100 feet each on the North side of Prospect Avenue.

BEING the same property conveyed to L. L. Morrow by Quit Claim Deed dated October 10, 1955, from Clyde Mellon and wife, Lena Mellon, recorded in Deed Book 997, page 175, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to L. L. Morrow by Quit Claim Deed dated October 10, 1955, from Clyde Mellon and wife, Lena Mellon, recorded in Deed Book 997, page 175, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2015 Knox County taxes are delinquent in the amount of $765.39, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $713.37, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $549.14, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $506.66, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $464.18, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $421.70, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $679.22, if paid in 3/2023;

2022 Knox County taxes are deliquent in the amount of $461.83, if paid 3/2023.

2. 2014 Knoxville City taxes are delinquent in the amount of $1,081.06, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $999.62, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $918.17, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $678.82, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $613.04, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $547.25, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $481.47, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $415.69, if paid in 3/2023;

2022 Knoxville City taxes are deliquent in the amount of $644.22, if paid by 3/2023.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as shown by map of record in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024:** $ 5,997.96

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,109.32**

**TAX ID:** 059KA-013 **TAX SALE:** 24

**TRUSTEE FILE:** 102

**OWNER(S) & ADDRESS(ES):**

Richard W. Whitson
(listed in public records)
4405 Valley View Drive, Knoxville, TN 37917
P.O. Box 3291, Knoxville, TN 37927
(865) 406-8773 cell

**COMMON DESCRIPTION:**

4405 Valley View Drive, Knoxville, TN 37917

**LEGAL DESCRIPTION:**

SITUATED in District No. Seven of Knox County, Tennessee, and within the 33rd Ward of the City of Knoxville, Tennessee, and being known and designated as Part of Lot 2, R. L. Gibbs Subdivision, and Part of Lot 5, in the Resubdivision of Lot 3, Loesa Ross Gibbs Subdivision, and being more particularly described as follows:

BEGINNING at a power pole in the North right-of-way line of Valley View Drive, being 912 feet, more or less, to the intersection of Washington Pike and Valley View Drive; thence, South 26 deg. 59 min. 00 sec. East, 242.00 feet to an iron pin; thence, South 61 deg. 13 min. 43 sec. West, 125.97 feet to an iron pin; thence, South 27 deg. 27 min. 08 sec. East, 42.99 feet to an iron pin; thence, South 54 deg. 18 min. 54 sec. West, 49.46 feet to an iron pin; thence, South 27 deg. 41 min. 30 sec. East, 371.18 feet to a point; thence, South 72 deg. 01 min. 25 sec. East, 59.43 feet to an iron pin; thence, North 65 deg. 53 min. 07 sec. East, 131.57 feet to a flat iron; thence, North 63 deg 33 min. 13 sec. East, 16.89 feet to an iron pin; thence, North 27 deg. 00 min. 00 sec. West, 704.69 feet to an iron pin; thence, North 87 deg. 22 min. 50 sec. West, 29.36 feet to a power pole, being the point of BEGINNING, containing 2.107 acres, more or less, according to the survey of Larry A. Doss, dated December 8, 1988.

BEING the same property conveyed to Richard W. Whitson, by Warranty Deed dated August 10, 1995, from Gregory Del McGaha, Sr. and wife, Virginia A. McGaha, recorded in Deed Book 2185, page 708, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Richard W. Whitson, by Warranty Deed dated August 10, 1995, from Gregory Del McGaha, Sr. and wife, Virginia A. McGaha, recorded in Deed Book 2185, page 708, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $1,316.00, if paid in 12/2022;

2012 Knox County taxes are delinquent in the amount of $1,244.00, if paid in 12/2022;

2013 Knox County taxes are delinquent in the amount of $1,009.31, if paid in 12/2022;

2014 Knox County taxes are delinquent in the amount of $947.75, if paid in 12/2022;

2015 Knox County taxes are delinquent in the amount of $886.19, if paid in 12/2022;

2016 Knox County taxes are delinquent in the amount of $824.63, if paid in 12/2022;

2017 Knox County taxes are delinquent in the amount of $602.63, if paid in 12/2022;

2018 Knox County taxes are delinquent in the amount of $554.93, if paid in 12/2022;

2019 Knox County taxes are delinquent in the amount of $507.23, if paid in 12/2022;

2020 Knox County taxes are delinquent in the amount of $759.53, if paid in 12/2022;

2021 Knox County taxes are delinquent in the amount of $308.78, if paid in 12/2022;

2022 Knox County taxes are due in the amount of $137.00.

2. 2011 Knoxville City taxes are delinquent in the amount of $1,958.32, if paid in 12/2022;

2012 Knoxville City taxes are delinquent in the amount of $1,508.25, if paid in 12/2022;

2013 Knoxville City taxes are delinquent in the amount of $1,188.81, if paid in 12/2022;

2014 Knoxville City taxes are delinquent in the amount of $1,259.71, if paid in 12/2022;

2015 Knoxville City taxes are delinquent in the amount of $2,757.84, if paid in 12/2022;

2016 Knoxville City taxes are delinquent in the amount of $1,067.06, if paid in 12/2022;

2017 Knoxville City taxes are delinquent in the amount of $14,920.21, if paid in 12/2022;

2018 Knoxville City taxes are delinquent in the amount of $674.58, if paid in 12/2022;

2019 Knoxville City taxes are delinquent in the amount of $600.67, if paid in 12/2022;

2020 Knoxville City taxes are delinquent in the amount of $526.75, if paid in 12/2022;

2021 Knoxville City taxes are delinquent in the amount of $375.74, if paid in 12/2022;

2022 Knoxville City taxes are due in the amount of $189.69.

3. City of Knoxville Notice of Liens recorded as Instrument Numbers 201706150076769 and 201511230032122, in the Register's Office for Knox County, Tennessee.

4. Knox County and City of Knoxville Abstract and Notice of Lien Lis Pendens, recorded as Instrument Numbers 201904300063731, 202110140031023, and 202205180087617, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville Order recorded as Instrument Number 201312100036070, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville Complaint recorded as Instrument Number 201311210032604, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as shown by map of record Map Book 7, page 124, in the Register's Office for Knox County, Tennessee.

2. Verification of one and same regarding possible lien on heir, Karen Williams, recorded as Instrument Number 202207110001999, in the Register's Office for Knox County, Tennessee.

3. The metes and bounds plots to be the total apposite of what is shown on the tax map (like the property was flipped upside down on the tax map).

4. Richard W. Whitson may be deceased according to recorded documents found in the Register's Office for Knox County, Tennessee. No probate file was found in the Chancery Court for Knox County, Tennessee, Probate Division. Attached is an obituary found for a Richard W. Whitson. Our office is unable to ascertain without further information if the Richard W. Whitson who died on or about July 3, 2012, is one in the same person as Richard W. Whitson, the record owner of the property.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,198.72**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 28,873.65**

**TAX ID:** 059MB-011 **TAX SALE:** 24

**TRUSTEE FILE:** 103

**OWNER(S) & ADDRESS(ES):**

Powertenn Properties LLC
7210 Ashburton Drive
Knoxville, TN 37909

**COMMON DESCRIPTION:**

4909 Skyview Drive
100 x 233.35 x IRR

**LEGAL DESCRIPTION:**

SITUATED in the Seventh (7th) (formerly 2nd) Civil District of Knox County, Tennessee, and within the 32nd Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot No. Seven (7) in Block 2, in the Brookwood Subdivision to the City of Knoxville, Tennessee, as shown by map of said addition of record in Map Book 20, page 147, in the Knox County Register's Office, said lot having a frontage of 100 feet on the northern side of Sky View Drive and extending back in a northerly direction therefrom 233.35 feet on the western side and 229.15 feet on the eastern side and having a width in the rear of 100 feet, and being mor particularly bounded and described as shown by map of said addition of record aforesaid to which map reference is hereby made for a more definite location and dimension of said lot.

**DERIVATION:**

BEING the same property conveyed to Powertenn Properties, LLC, by deed dated October 30, 2007, and recorded as Instrument No. 200710310035687, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

First National Bank is the beneficiary of the Deed of Trust from Powertenn Properties LLC to C. David Allen or David M. Butler, Trustees, in the original amount of $99,900.00, dated October 30, 2007, and recorded as Instrument No. 200710310035688, in the Knox County Register's Office. Serve: First National Bank, 817 Mulberry Street, Loudon, TN 37774.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Matters depicted or disclosed by map recorded in Map Book 20, page 147, in the Knox County Register's Office.

2. Restrictions recited in the deed recorded in Deed Book 1053, page 32, in the Knox County Register's Office.

3. Agreement for a Lease with an Option to Purchase between Powertenn Properties LLC and Falk Linder recorded as Instrument No. 200901260045415, in the Knox County Register's Office.

4. Easement granted the City of Knoxville by instrument dated July 22, 1969, and recorded in Deed Book 2413, page 547, in the Knox County Register's Office.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,788.28**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,312.43**

**TAX ID:** 060-086 **TAX SALE:** 24

**TRUSTEE FILE:** 107

**OWNER(S) & ADDRESS(ES):**

Icy Ivalee Nicely
Robert Claude Rush
Johnny Ray Rush
William Glenn Rush
1906 Harris Road, Knoxville, TN 37924

**COMMON DESCRIPTION:**

1906 Harris Road, Knoxville, TN 37924
NORTHERN PORTION OF LOT 6, THOMAS PROPERTY
DIMENSIONS 190M X 186 X IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. Eight (8) of Knox County, Tennessee, and being the northern portion of Lot No. Six (6) in a sub-division of Thomas property, said lot being more particularly bounded and described as follows:

BEGINNING in the center of Harris Road, said beginning point being 197 feet in a northerly direction from the northwest corner of Lot No. I in said sub-division; thence with the center line of Harris Road, North 19 deg. 45 min. East 178 feet; thence continuing with the center of Harris Road, North 34 deg. 45 min. East 279 feet; thence South 4 deg. 45 min. West along the dividing line between Lots 6 and 7 in said sub-division of Thomas property 434 feet to an iron pin; thence North 79 deg. West 186 feet to the center of Harris Road and the point of the Beginning.

CONVEYANCE is subject to applicable limitations, easements and restrictions of record as may affect the premises.

**DERIVATION:**

BEING the same property conveyed to Icy Ivalee Nicely, Robert Claude Rush, Johnny Ray Rush and William Glenn Rush as Joint Tenants with the Rights of Survivorship, from Icy Ivalee Nicely, Robert Claude Rush, Johnny Ray Rush, William Glenn Rush, as tenants in common and beneficiaries of the estate of Rosa Lee Rush, dated March 29, 2018, and in Instrument number 201803290057453, Knox County Recorder of Deeds.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Deed of Trust given by Hobert Rush (Sometimes known as Holbert Rush) and Rosa Lee Rush to William T. Robinson, Jr., as Trustee for Jim Walter Homes, Inc. in the maximum amount of $10,699.20, dated May 8, 1971, and recorded 06/17/1971 in Trust Book 1581 Page 612 in the Register's Office for Knox County, Tennessee.

Serve: William T. Robinson, Jr., No Address Found

Serve: Jim Walter Homes, Inc., P.O. Box 22601, Tampa, Florida 33622

2. Deed of Trust given by Glenn H. Rush and Rosa Lee Rush to Jeffrey J. Wall, as Trustee for The Pacesetter Corporation in the maximum amount of $7,686.00, dated 08/22/1996 and recorded 09/16/1996 in Book 3154 Page 320 in the Register's Office for Knox County, Tennessee.

Serve: Jeffrey J. Wall, P.O. Box 951, Knoxville, TN 37901

Serve: The Pacesetter Corporation, 5010 Linbar Drive, Suite 150, Nashville, Tennessee 37211, Ph: (615) 834-4445

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

An Affidavit of Death and Succession and Agreement of record as Instrument 201803290057452, in the Knox County Register of Deeds details Glen Hobert Rush and Rosa Lee Rush were both deceased leaving Icy Ivalee Nicely, Robert Claude Rush, Johnny Ray Rush and William Glen Rush as beneficiaries and owners of the subject property.

We certify that this opinion represents research from October 1, 1968 through December 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

J. Myers Morton 013357

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,596.84**

**TAX ID:** 060HE-023 **TAX SALE:** 24

**TRUSTEE FILE:** 112

**OWNER(S) & ADDRESS(ES):**

Carol Harrison Carter (possibly deceased)
(listed in public records)
5695 Autumn Creek Drive, Knoxville, TN 37924

**COMMON DESCRIPTION:**

5695 Autumn Creek Drive, Knoxville, TN 37922

**LEGAL DESCRIPTION:**

SITUATED in District No. Eight of Knox County, Tennessee, and within the 32nd Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 23 in Clear Springs Plantation Subdivision, Unit 1, as shown by map of same of record as Instrument Number 200606220107908, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Carol Harrison Carter, unmarried, by Warranty Deed dated May 23, 2008, from Glen McGill, married, recorded as Instrument Number 200805290089420, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Carol Harrison Carter, unmarried, by Warranty Deed dated May 23, 2008, from Glen McGill, married, recorded as Instrument Number 200805290089420, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2017 Knox County taxes are delinquent in the amount of $1,248.40, if paid by 11/30/2023;

2018 Knox County taxes are delinquent in the amount of $2,168.86, if paid by 11/30/2023;

2019 Knox County taxes are delinquent in the amount of $1,983.28, if paid by 11/30/2023;

2020 Knox County taxes are delinquent in the amount of $2,097.70, if paid by 11/30/2023;

2021 Knox County taxes are delinquent in the amount of $1,612.07, if paid by 11/30/2023;

2022 Knox County taxes are delinquent in the amount of $1,342.75, if paid by 11/30/2023;

2023 Knox County taxes are due in the amount of

$1,183.00.

2. 2017 City of Knoxville taxes are delinquent in the amount of $2,339.70, if paid by 11/30/2023;

2018 City of Knoxville taxes are delinquent in the amount of $2,818.86, if paid by 11/30/2023;

2019 City of Knoxville taxes are delinquent in the amount of $2,531.34, if paid by 11/30/2023;

2020 City of Knoxville taxes are delinquent in the amount of $2,243.81, if paid by 11/30/2023;

2021 City of Knoxville taxes are delinquent in the amount of $1,956.29, if paid by 11/30/2023;

2022 City of Knoxville taxes are delinquent in the amount of $1,935.68, if paid by 11/30/2023;

2023 City of Knoxville taxes are due in the amount of $1,640.41.

3. Clear Spring Plantation Homeowners Association Inc. has a Notice of Lien filed of record as Instrument Number 201803130054010, in the Register's Office for Knox County, Tennessee, in the original amount of $1,121.60 for unpaid association dues.

4. Clear Spring Plantation Homeowners Association Inc. has a Notice of Lien filed of record as Instrument Number 202310260021708, in the Register's Office for Knox County, Tennessee, in the original amount of $6,257.97 for unpaid association dues.

5. Clear Spring Plantation Homeowners Association Inc. has a Notice of Lien filed of record as Instrument Number 202311170025783, in the Register's Office for Knox County, Tennessee, in the original amount of $2,711.00 for unpaid association dues.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Property was conveyed to Carol Harrison Carter. We believe that she may be deceased. Per the obituary shown at https://www.legacy.com/us/obituaries/knoxnews/name/carol-carter-obituary?id=12105062, this Carol Carter had parents with the last name of Harrison, which would likely be her maiden name. Additional information needed to confirm. She was not probated under the name Carol Carter or Carol Harrison in Knox County Probate. Subject to any possible estate matters if Carol Harrison Carter is deceased.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Restrictions and zoning ordinances, as shown by plat recorded as Instrument Number 200606220107908, and in Instrument Numbers 201107130002145, 200607070001932, 200509160024937, 202012300052967, 202108300017618, 202308110007844, in the Register's Office for Knox County, Tennessee.

2. Subject to utility and drainage easements, 10-feet inside all exterior boundary lines and along all road right-of-ways; 5-feet inside all interior lot lines, as shown by plat of record aforesaid.

3. Subject to a 15-foot utility easement, 7.5-feet either side of water and/or sewer lines as installed, as shown by plat of record aforesaid.

4. Subject to setbacks of 20-feet in the front; 5-feet side; 25-feet rear; 15-feet interior, and 35-feet peripheral, as shown by plat of record aforesaid.

5. Subject to applicable matters on Exhibit A recorded as Instrument Number 200508010009430, in the Register's Office for Knox County, Tennessee.

6. Subject to HOA assessments, including but not limited to HOA assessments liens recorded as Instrument Numbers 202311170025783, 202310260021708, and 201803130054010, in the Register's Office for Knox County, Tennessee.

7. The tax map shows a structure on the shared lot line of Lots 23 and 24.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,930.47**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 16,968.42**

**TAX ID:** 063-157 **TAX SALE:** 24

**TRUSTEE FILE:** 122

**OWNER(S) & ADDRESS(ES):**

Haskell J. Woods and Mary H. Woods
9630 Smoky Row Road
Strawberry Plains, TN 37871

**COMMON DESCRIPTION:**

9630 Smoky Row Road
160M x 275 x IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. 8 (15) of Knox County, Tennessee, and bounded and described as follows:

BEGINNING at a point in the center of Smokey Row Road, corner with George Holbert land; thence north 71 deg. East, 90 feet to a point in the center of said road; thence North 80 deg. 30 min. East, 65 feet to a point in the center of said road; thence southeastwardly 232 feet 10 inches to a point; thence westwardly 50 feet to the west line of first parties original tract and in the George Holbert line; thence with his line North 39 deg. 15 min. West, 274 ½ feet to the point of BEGINNING.

**DERIVATION:**

BEING the same property conveyed to Haskell J. Woods and wife, Mary H. Woods by Warranty Deed from Raymond Hayes and wife, Anna Lee Hayes, dated March 27, 1964, and recorded in Deed Book 1251, page 575, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,264.92**

**TAX ID:** 064-00112 **TAX SALE:** 24

**TRUSTEE FILE:** 125

**OWNER(S) & ADDRESS(ES):**

James E. Smith
10326 Patsy Cline Way
Strawberry Plains, TN 37871

**COMMON DESCRIPTION:**

10326 Patsy Cline Way

**LEGAL DESCRIPTION:**

SITUATED in the Eighth (8th) Civil District of Knox County, Tennessee, and being known and designated as all of Lot Number Five (5) of Gary McMahan Subdivision, fronting on Adams Road as shown on the map recorded as Instrument No. 199909140021694, in the Knox County Register's Office, to which specific reference is hereby made for a more particular description. Said parcel includes the Joint Permanent Easements shown on said map and described in Deed Book 2300, page 590, as revised in Deed Book 2325, page 459, all in the Knox County Register's Office.

**DERIVATION:**

BEING the same property conveyed to James E. Smith by Quitclaim Deed from Diana Graves (formerly known as Diana Scarbrough), unmarried, dated January 19, 2015, and recorded as Instrument No. 201501220039262, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. First Heritage Credit of Tennessee, LLC, filed a Judgment against James E. Smith, filed May 20, 2021, as Instrument No. 202105200095851, in the Knox County Register's Office. Serve: Registered Agent: Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203-1312.

2. Unifund CCR, LLC, filed a Judgment against James Smith, filed November 17, 2020, as Instrument No. 202011170040761, in the Knox County Register's Office. Serve: Registered Agent: Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203-1312.

3. Unifund CCR Partners filed an Order Renewing Judgment against James E. Smith, filed July 23, 2019, as Instrument No. 201907230005213, in the Knox County Register's Office. Serve: Unifund CCR Partners, 10625 Techwood Circle, Blue Ash, OH 45242-2846.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Matters depicted or disclosed by map recorded as Instrument No. 199909140021694, in the Knox County Register's Office.

2. Restrictions recorded as Instrument No. 200007190004188, as amended by Instrument No. 200009050016056, both in the Knox County Register's Office.

3. Dedication of Easement recorded in Deed Book 2300 page 590, as amended in Deed Book 2325, page 459, as amended by Instrument No. 200007190004187, all in the Knox County Register's Office.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Joseph H. Huie, Attorney
BPR #009104

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,302.74**

**TAX ID:** 068FA-012 **TAX SALE:** 24

**TRUSTEE FILE:** 129

**OWNER(S) & ADDRESS(ES):**

William Crosswhite and Gwendolyn Crosswhite (both deceased)
Robin Yvonne Harper (deceased)
Frances Victoria Henegar (deceased)
David Scott Crosswhite (deceased)
Paul Edward Thomas (deceased)
214 Murray Drive, Knoxville, TN 37912

**COMMON DESCRIPTION:**

214 Murray Drive, Knoxville, TN 37912

**LEGAL DESCRIPTION:**

SITUATED in District No. Six (6) of Knox County, Tennessee, and within the 39th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at a right of monument in the Southern line of Murray Drive at the intersection with the Southern line of Primus Road; Thence, along Primus Road, South 76 deg. 56 min. 10 sec. East, 114.73 feet to a right-of-way monument; Thence, South 81 deg. 11 min. 00 sec. East, 153.70 feet to an iron pin; Thence, South 51 deg. 00 min. 00 sec. West, 196.01 feet to an iron pipe; Thence, North 41 deg. 35 min. 15 sec. West, 103.15 feet to a post; Thence, North 61 deg. 59 min. 17 sec. ___, 38.05 feet to an iron pin; Thence, North 50 deg. 16 min. 59 sec. West, 120.70 feet to an iron pin, in the Southern line of Murray Drive; Thence, along Murray Drive, North 63 deg. 03 min. 33 sec. East, 32.67 feet to an iron pin; Thence, North 63 deg. 03 min. 33 sec. East, 80.40 feet to a right-of-way monument, being the point of BEGINNING, according to the survey of Howard T. Dawson, RLS No. 1301, 124 Maryville Pike, Knoxville, Tennessee, dated November 4, 1994, bearing Drawing Number 94-1376; said premises being improved with a dwelling bearing the address of 214 Murray Drive, Knoxville, Tennessee.

BEING the same property conveyed to William Crosswhite and wife, Gwendolyn Crosswhite, by Warranty Deed dated November 9, 1994, from Anthony L. Powell and wife, Janice A. Powell, recorded on November 10, 1994 in Deed Book 2159, page 124, in the Registers' Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to William Crosswhite and wife, Gwendolyn Crosswhite, by Warranty Deed dated November 9, 1994, from Anthony L. Powell and wife, Janice A. Powell, recorded on November 10, 1994 in Deed Book 2159, page 124, in the Registers' Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2016 Knox County taxes are delinquent in the amount of $661.19, if paid by 12/2023;

2017 Knox County taxes are delinquent in the amount of $1,832.00, if paid by 12/2023;

2018 Knox County taxes are delinquent in the amount of $1,689.44, if paid by 12/2023;

2019 Knox County taxes are delinquent in the amount of $1,546.88, if paid by 12/2023;

2020 Knox County taxes are delinquent in the amount of $1,704.32, if paid by 12/2023;

2021 Knox County taxes are delinquent in the amount of $1,261.76 if paid by 12/2023;

2022 Knox County taxes are delinquent in the amount of $1,031.60, if paid by 12/2023;

2023 Knox County taxes are due in the amount of $897.00, if paid by 02/2024.

2. 2015 Knoxville City taxes are delinquent in the amount of $2,760.82, if paid by 12/2023;

2016 Knoxville City taxes are delinquent in the amount of $2,641.62, if paid by 12/2023;

2017 Knoxville City taxes are delinquent in the amount of $2,409.71, if paid by 12/2023;

2018 Knoxville City taxes are delinquent in the amount of $2,188.71, if paid by 12/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,967.70, if paid by 12/2023;

2020 Knoxville City taxes are delinquent in the amount of $1,746.70, if paid by 12/2023;

2021 Knoxville City taxes are delinquent in the amount of $1,525.69, if paid by 12/2023;

2022 Knoxville City taxes are delinquent in the amount of $1,492.54, if paid by 12/2023;

2023 Knoxville City taxes are delinquent in the amount of $1,243.78, if paid by 02/2024.

3. Judgment Lien in favor of Knox County Employees Credit Union, against heir, Robin Y. Harper (deceased), served at 214 Murray Drive, recorded as Instrument Number 201412030030601, in the Register's Office for Knox County, Tennessee.

4. Judgment Lien in favor of Capital One Bank (USA), N.A, against heir, Robin Y. Harper (deceased), served at 214 Murray Drive, recorded as Instrument Number 201609020014911, in the Register's Office for Knox County, Tennessee.

5. Judgment Lien in favor of Discover Bank, against heir, Robin Y. Harper (deceased), served at 214 Murray Drive, recorded as Instrument Number 201808300014225, in the Register's Office for Knox County, Tennessee.

6. Judgment Lien in favor of Summit Medical Group, against heir, Robin Y. Harper (deceased), served at 214 Murray Drive, recorded as Instrument Number 202304170055710, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** William Crosswhite died 08/11/1999 being married to Gwendolyn Crosswhite at the time of his death. Estate of Gwendolyn Crosswhite (DOD 08/21/2003), testate and probated in Docket Number 61825-3 (closed). Will Book 146, page 259; Heirs are Robin Yvonne Harper (DOD 2023), Francis Victoria Henegar (DOD 04/26/2023), David Scott Crosswhite (DOD 06/15/2018) and Paul Edward Thomas (06/05/2018); All listed heirs are now deceased. Subject to further heirs, creditors, any TennCare claims and any other estate matters. Unable to find an obituary on Robin Yvonne Harper, however, she had 2 children per the Will of Gwendolyn Crosswhite; Per her obituary, Francis Victora Henegar was survived by husband, David A. Henegar and 2 daughters, Amanda Frances Johnson (of SC) and Cora Mari Brown; Per his obituary, David Scott Crosswhite died having never been married or any issue; Per his obituary, Paul Edward Thomas was survived by one son, Paul Thomas Jr.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. The legal description is missing a direction in the fourth call, metes and bounds do not close, and no map found of record, survey highly recommended.

2. Subject to Restrictions, utility and drainage easement, setbacks, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,686.29**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 19,261.31**

**TAX ID:** 068KA-010 **TAX SALE:** 24

**TRUSTEE FILE:** 131

**OWNER(S) & ADDRESS(ES):**

Arnold McGhee and Ruth Anna McGhee
510 Black Oak Drive, Knoxville, TN 37912

**COMMON DESCRIPTION:**

510 Black Oak Drive, Knoxville, TN 37912

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 49th Ward of the City of Knoxville, Tennessee, and being all of Lot No. 4, of what is known as the Alberta G. Sullivan Lands, Block A, as shown by plat of record in Plat Cabinet B, slide 76-D (formerly Map Book 14, page 105), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description and being more fully bounded and described as follows:

BEGINNING at a stake in the East side of Black Oak Drive and corner to Lot No. 3 in Block A of said Addition, now the property of Thomas Henry; Thence, in a Southerly direction along Black Oak Drive, 100 feet to the dividing line of Lots 4 and 5 in said Block; Thence, in an Easterly direction along said dividing line, 435.5 feet to a stake; Thence, in a Northerly direction, 100 feet to a stake in the dividing line of Lots 3 and 4 in Block A; Thence, in a Westerly direction along the dividing line, 435.5 feet to a stake in the East line of Black Oak Drive, the point of BEGINNING.

BEING the same property conveyed to Arnold McGhee and wife, Ruth Anna McGhee, by Warranty Deed dated September 3, 1987, from Joe Clayton and wife, Dorothy S. Clayton, recorded on September 9, 1987 in Warranty Deed Book 1926, page 700, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Arnold McGhee and wife, Ruth Anna McGhee, by Warranty Deed dated September 3, 1987, from Joe Clayton and wife, Dorothy S. Clayton, recorded on September 9, 1987 in Warranty Deed Book 1926, page 700, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Northwest Financial Tennessee, Inc. has a Deed of Trust dated April 4, 1998, from Arnold McGhee and wife, Ruth Anna McGhee, to Phillip G. Ammons, Trustee for the benefit of Northwest Financial Tennessee, Inc., in the original amount of $32,845.63, recorded in Trust Book 3382, page 53, in the Register's Office for Knox County, Tennessee.

2. 2016 Knox County taxes are delinquent in the amount of $1,415.27, if paid by 12/2023;

2017 Knox County taxes are delinquent in the amount of $1,118.91, if paid by 12/2023;

2018 Knox County taxes are delinquent in the amount of $1,033.41, if paid by 12/2023;

2019 Knox County taxes are delinquent in the amount of $947.91, if paid by 12/2023;

2020 Knox County taxes are delinquent in the amount of $1,162.41, if paid by 12/2023;

2021 Knox County taxes are delinquent in the amount of $776.86, if paid by 12/2023;

2022 Knox County taxes are delinquent in the amount of $493.40, if paid by 12/2023;

2023 Knox County taxes are due in the amount of $429.00, if paid by 02/2024.

3. 2017 City of Knoxville taxes are delinquent in the amount of $868.61, if paid by 12/2023;

2018 City of Knoxville taxes are delinquent in the amount of $1,317.96, if paid by 12/2023;

2019 City of Knoxville taxes are delinquent in the amount of $1,185.51, if paid by 12/2023;

2020 City of Knoxville taxes are delinquent in the amount of $1,053.06, if paid by 12/2023;

2021 City of Knoxville taxes are delinquent in the amount of $920.60, if paid by 12/2023;

2022 City of Knoxville taxes are delinquent in the amount of $714.58, if paid by 12/2023;

2023 City of Knoxville taxes are due in the amount of $595.48, if paid by 02/2024.

4. Judgement Lien in favor of Republic Finance, LLC, against Ruth McGhee, served at 510 Black Oak Drive, and recorded as Instrument Number 201906040071517, in the Register's Office for Knox County, Tennessee.

5. Judgment Lien in favor of 1st Franklin Financial Corporation, against Ruth McGhee, served at 510 Black Oak Drive, and recorded as Instrument Number 201909300022150, in the Register's Office for Knox County, Tennessee.

6. Judgment Lien in favor of 1st Franklin Financial Corporation, against Arnold McGhee, served at 510 Black Oak Drive, and recorded as Instrument Number 201911050031319, in the Register's Office for Knox County, Tennessee.

7. Judgment Lien in favor of Midland Funding LLC, against Arnold McGhee, served at 510 Black Oak Drive, and recorded as Instrument Number 202009180023139, in the Register's Office for Knox County, Tennessee.

8. Judgment Lien in favor of Midland Funding LLC, against Arnold McGhee, served at 510 Black Oak Drive, and recorded as Instrument Number 202011020036418, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Subject to Restrictions, utility and drainage easements, and zoning ordinances, as shown by plat recorded in Plat Cabinet B, Slide 76-D (formerly Map Book 14, page 105), in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,149.23**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,213.77**

**TAX ID:** 068KA-034 **TAX SALE:** 24

**TRUSTEE FILE:** 132

**OWNER(S) & ADDRESS(ES):**

Peggy Weaver
(listed in public records)
5813 Second Lane, Knoxville, TN 37912

**COMMON DESCRIPTION:**

5813 Second Lane, Knoxville, TN 37912

**LEGAL DESCRIPTION:**

SITUATED in District No. Five of Knox County, Tennessee, and within the 39th Ward of the City of Knoxville, Tennessee, and being known and designated as Lots 119 and 120 of Black Oak Heights, as shown by map of record in Plat Cabinet A, Slide 329-B, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description. Said lot 119 fronting 34.5 feet on the South side of Second Street and running back on the East line 154 feet to a point and the West line 150 feet to a point. Said Lot 120 fronting 25 feet on the South side of Second Street and running back on the East line 150 feet and on the West line 150 feet and being 25 feet on the rear.

BEING the same property Peggy Weaver by Quit Claim Deed dated October 7, 1994, from Velma Lorene Weaver and Barbara Sue Strange and husband, Hugh Strange, recorded in Deed Book 2199, page 479, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property Peggy Weaver by Quit Claim Deed dated October 7, 1994, from Velma Lorene Weaver and Barbara Sue Strange and husband, Hugh Strange, recorded in Deed Book 2199, page 479, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2014 Knox County taxes are delinquent in the amount of $843.96, if paid in 03/2023;

2015 Knox County taxes are delinquent in the amount of $790.14, if paid in 03/2023;

2016 Knox County taxes are delinquent in the amount of $736.32, if paid in 03/2023;

2017 Knox County taxes are delinquent in the amount of $635.97, if paid in 03/2023;

2018 Knox County taxes are delinquent in the amount of $586.11, if paid in 03/2023;

2019 Knox County taxes are delinquent in the amount of $536.25, if paid in 03/2023;

2020 Knox County taxes are delinquent in the amount of $486.39, if paid in 03/2023;

2021 Knox County taxes are delinquent in the amount of $736.48, if paid in 03/2023;

2022 Knox County taxes are due in the amount of $383.63.

2. 2014 Knoxville City taxes are delinquent in the amount of $1,119.58, if paid in 03/2023;

2015 Knoxville City taxes are delinquent in the amount of $1,035.19, if paid in 03/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,658.37, if paid in 03/2023;

2017 Knoxville City taxes are delinquent in the amount of $3,225.71, if paid in 03/2023;

2018 Knoxville City taxes are delinquent in the amount of $716.44, if paid in 03/2023;

2019 Knoxville City taxes are delinquent in the amount of $639.27, if paid in 03/2023;

2020 Knoxville City taxes are delinquent in the amount of $1,210.65, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $9,058.62, if paid in 3/2023;

2022 Knoxville City taxes are due in the amount of $801.21.

3. City of Knoxville has a Notice of Liens recorded as Instrument Numbers 201605260068799, 201701240045902, 201707180003823, 202002200055431, 202101210059059, 202101210059108, and 202202250066167, in the Register's Office for Knox County, Tennessee.

4. Neighborhood Codes Enforcement has Complaints recorded as Instrument Numbers 201711160031083, 201712200037896, and 201911180034416, and 201912180041444, in the Register's Office for Knox County, Tennessee.

5. Mynatt Funeral Home, Inc., has a judgment lien against James Weaver in the original amount of $2,629.78, recorded as Instrument Number 201507060001318, in the Register's Office for Knox County, Tennessee.

6. Notice of Federal Tax Lien, recorded against James E. Weaver, in the original amount of $58,846.15, recorded as Instrument Number 201606060071194, in the Register's Office for Knox County, Tennessee.

7. Notice of Federal Tax Lien, recorded against James E. Weaver, in the original amount of $3,285.76, recorded as Instrument Number 201802260050492, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE FOUND

However, it is believed Peggy Weaver is deceased, her date of death being March 24, 2014. It is believed Peggy Weaver was survived by James Weaver, Richard Weaver, and Christopher Weaver.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Restrictions and zoning ordinances as shown by plat of record in Plat Cabinet A, Slide 329-B, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,801.51**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 23,195.71**

**TAX ID:** 068MG-035 **TAX SALE:** 24

**TRUSTEE FILE:** 137

**OWNER(S) & ADDRESS(ES):**

Bernice Richards
Mary M. Long
Dan E. Long, (Life Estate)
4601 Tanglewood Dr.
Knoxville, TN 37912

**COMMON DESCRIPTION:**

4601 Tanglewood Rd.
Lot 49, Forest Acres

**LEGAL DESCRIPTION:**

SITUATED, LYING AND BEING in the Fifth, formerly Eighth, Civil District of Knox County, Tennessee, and within the corporate limits of the City of Knoxville, and being known an designated as all of Lot 49 in what is known as FOREST ACRES SUBDIVISION to Knox County Tennessee, as shown By recorded Map for said Subdivision of record in Cabinet B Slide 350C, (Map Book 20, Page 93) in the Register's Office of Knox County, Tennessee, and being more particularly bounded and described as follows, to wit:

BEGINNING at the point of intersection of the Northwest Line of Tanglewood Drive, projected, and the Southwest line of Schubert Drive, projected; thence from said beginning point with the line of Schubert Drive, North 27 deg. 30 min West, 135 feet to an iron pin; thence continuing with said line, North 32 deg 26 min West 16 feet to an iron pin, corner to Lot 50; thence with the dividing line between Lots 49 and 50, South 54 deg 15 min West 135 feet to an iron pin, corner to Lot 48; thence with the dividing line between lots 48 and 49, South 35 deg. 45 in East 150 feet to the Northwest line of Tanglewood Drive; thence with said line North 54 deg 15 min East 120 feet to the place of BEGINNING.

There is excepted from the above described property, a small triangular plot of land lying outside the curve at the intersection of Schubert Drive and Tanglewood Drive, the radius outside the curve at the intersection of Schubert Drive and Tanglewood Drive, the radius of said curve being 25 feet, as shown by the map of record; according to the survey of L. A. Billips and Son, Surveyors, dated October 29, 1954.

THIS conveyance is made subject to Restrictive Covenants appearing of record in book of Deeds 943, Page 443 in the Register's Office for Knox County, Tennessee, to which said Deed specific reference is here made for said conditions, limitations, reservations, and restrictions.

This conveyance is further made subject to Easements for utility installation and maintenance and building set back line as shown on recorded map and on the survey aforesaid.

**DERIVATION:**

Being the same property conveyed to Bernice Richards, by Quit Claim Deed dated July 12, 1994 and recorded July 22, 1994 from Dan E. Long (reserving a life estate) and subject to the one-half interest of Mary M. Long, of record in Book 2148 Page 8, Register's Office for Knox County, Tennessee. Further the same property conveyed to Dan E Long and Mary M. Long as husband and wife, said deed of record in Book 1054 Page 64, Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Complaint filed against Bernice Richards, property address shown as mailing address, by Robert Moyers, Manager, Neighborhood Codes Enforcement, Public Service Department for the City of Knoxville, for unfit, unsafe or dangerous condition. Recorded in Instrument No. 201509100016269, Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

2. Order filed against Bernice Richards, property address shown as mailing address, by David Brace, Public Officer for the City of Knoxville, for unfit, unsafe or dangerous condition. Recorded in Instrument No. 201510140023739 in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

3. Notice of Lien filed against Bernice Richards, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00 Recorded in Instrument No. 201605260068801in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

4. Notice of Lien filed against Bernice Richards, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00 Recorded in Instrument No. 201610170025050 in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

5. Notice of Lien filed against Bernice Richards, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $1275.50 Recorded in Instrument No. 201702130050036 in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

6. Judgment obtained by Midland Funding LLC as Successor in Interest to Synchrony Bank/Dillards, against Mary Long,2204 Dayton St. Knoxville TN 37921, in the original amount of $1387.32 plus penalties and interest. Attorney of Plaintiff: Finkelstein Kern Steinberg and Cunning ham, PO Box 1, Knoxville, TN 37901.SERVE: Midland Credit Management Inc. 5100 Poplar Ave Ste 2000, Memphis, TN 38137-2000.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Restrictions of record in Book 943 Page 443, Knox County Register's Office.

We certify that this opinion represents research from September 1, 1992 through December 23, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,173.79**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 15,171.96**

**TAX ID:** 069AF-007 **TAX SALE:** 24

**TRUSTEE FILE:** 139

**OWNER(S) & ADDRESS(ES):**

Regene Renee Baehr, sole devisee of Patricia M. Johnson, deceased
(listed in public records)
1907 Inskip Road, Knoxville, TN 37912

**COMMON DESCRIPTION:**

0 Inskip Road, Knoxville, TN 37912

**LEGAL DESCRIPTION:**

SITUATED in District No. Seven of Knox County, Tennessee, and within the 38th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 2 Block F, Inskip Homes Subdivision, as shown by map of the same of record in Plat Cabinet B, slide 90-A, formerly Map Book 14, page 158, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, and being more fully described as follows:

BEGINNING at an iron pin at the point of intersection of the Western line of Inskip Road with the Northern line of South Park Circle; thence along the line of South Park Circle, South 85 deg. 38 min. West, 125 feet to an iron pin, corner to Lot 3; thence along the line of Lot 3, North 04 deg. 22 min. West, 112 feet to an iron pin, corner to Lot 1; thence along the line of Lot 1, North 85 deg. 38 min. East, 145.6 feet to an iron pin in the Western line of Inskip Road; thence along said line, South 06 deg. 11 min. West, 113.9 feet to an iron pin, the place of BEGINNING, and excepting that portion lying outside the curve at said point of intersection, all according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, dated April 18, 1973.

BEING the same property conveyed to Patricia M. Johnson, single, by Warranty Deed dated July 26, 2016, from Patricia M. Johnson, Executrix of the Estate of Kenneth E. Goans, recorded as Instrument Number 201611030029212, in the Register's Office for Knox County, Tennessee. Said property passing to Regene Renee Baehr, as the Sole Devisee of Patricia M. Johnson, deceased, Docket Number 80872-3, Knox County Chancery Court, 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 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.

**DERIVATION:**

BEING the same property conveyed to Patricia M. Johnson, single, by Warranty Deed dated July 26, 2016, from Patricia M. Johnson, Executrix of the Estate of Kenneth E. Goans, recorded as Instrument Number 201611030029212, in the Register's Office for Knox County, Tennessee. Said property passing to Regene Renee Baehr, as the Sole Devisee of Patricia M. Johnson, deceased, Docket Number 80872-3, Knox County Chancery Court, Probate Division.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2016 Knox County taxes are delinquent in the amount of $948.38, if paid by 11/30/2023;

2017 Knox County taxes are delinquent in the amount of $772.06, if paid by 11/30/2023;

2018 Knox County taxes are delinquent in the amount of $713.92, if paid by 11/30/2023;

2019 Knox County taxes are delinquent in the amount of $655.78, if paid by 11/30/2023;

2020 Knox County taxes are delinquent in the amount of $897.64, if paid by 11/30/2023;

2021 Knox County taxes are delinquent in the amount of $539.45, if paid by 11/30/2023;

2022 Knox County taxes are delinquent in the amount of $98.85, if paid by 11/30/2023;

2023 Knox County taxes are due in the amount of $66.00.

2. 2016 City of Knoxville taxes are delinquent in the amount of $1,247.25, if paid by 11/30/2023;

2017 City of Knoxville taxes are delinquent in the amount of $984.89, if paid by 11/30/2023;

2018 City of Knoxville taxes are delinquent in the amount of $894.71, if paid by 11/30/2023;

2019 City of Knoxville taxes are delinquent in the amount of $1,813.59, if paid by 11/30/2023;

2020 City of Knoxville taxes are delinquent in the amount of $714.36, if paid by 11/30/2023;

2021 City of Knoxville taxes are delinquent in the amount of $17,404.14, if paid by 11/30/2023;

2022 City of Knoxville taxes are delinquent in the amount of $605.42, if paid by 11/30/2023;

2023 City of Knoxville taxes are due in the amount of $91.07.

3. City of Knoxville liens recorded as Instrument Numbers 202211100028451, 202202220064788, 202101210059099, 201908160011971, and 202208190011694, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville Order recorded as Instrument Number 201808090009137, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville Complaint recorded as Instrument Number 201807120002533, in the Register's Office for Knox County, Tennessee.

6. East Tennessee Pharmacy Services has an Estate Claim against the Estate of Patricia M. Johnson in the amount of $1,384.48.

7. Midland Funding LLC has an Estate Claim in favor of Synchrony Bank against the Estate of Patricia M. Johnson in the amount of $1,375.37.

8. Phillips & Cohen Associates, Ltd. has an Estate Claim in favor of First Tennessee Bank National Association against the Estate of Patricia M. Johnson in the amount of $12,245.65.

9. State of Tennessee, Bureau of TennCare has an Estate Claim against the Estate of Patricia M. Johnson in the amount of $31,122.25.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

1. Estate of Patricia Marilyn Johnson, Docket Number 80872-3 – Estate of still open and has been turned over to the Knox County Attorney General's office due to inactivity; Executrix – Regene Renee Baehr; DOD 07/18/2018; Testate Estate; Will Book 247, page 131; sole devisee per the will is Regene Renee Baehr; Claims: TN-Care $31,123.25; East Tennessee Pharmacy $1,384.48; Midland Funding $1,375.37, and Phillips & Cohen $12,245.65.

2. Estate of Kenneth Eugene Goans; Estate closed and at archives; Probate Docket Number 76851-2; DOD 03/21/2015; Testate estate; Will Book 226, page 424; Sole Devisee – Patricia M. Johnson; TN-Care release is in his file; inheritance tax filing was waived per the Agreed Order Closing Estate.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances, as shown by plat recorded in Plat Cabinet B, Slide 90-A, formerly Map Book 14, page 158, and Deed Book 684, page 69, in the Register's Office for Knox County, Tennessee.

2. Subject to Estate matters for Patricia Marilyn Johnson, deceased, as listed above.

3. Subject to setbacks of 25-front along roads and zoning all other lot lines, as shown by map of record aforesaid.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,289.98**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 25,794.19**

**TAX ID:** 069EA-019 **TAX SALE:** 24

**TRUSTEE FILE:** 143

**OWNER(S) & ADDRESS(ES):**

Guy Robert Cooper, Sr.
218 Shipman Dr.
Knoxville, TN 37918
Nathan O. Cooper
111 Dante Rd.
Knoxville, TN 37918

**COMMON DESCRIPTION:**

218 Shipman Dr.
Knoxville, TN 37918
50 x 150

**LEGAL DESCRIPTION:**

SITUATED in the Seventh (7th) Civil District of Knox County, Tennessee, previously being the Second (2nd) District, and being Lot 31, CALDWELL & PARKER BROADSTREET ADDITION, as shown on the map of the same of record in Map Book 4, page 86, in the Register's Office for Knox County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the south line of Shipman Place, common corner between Lots 30 and 31; thence with the dividing line between Lots 30 and 31, South 15 deg. East 150 feet to an iron pin; thence South 75 deg. West 50 feet to an iron pin, common corner between Lots 31 and 32; thence with the dividing line between Lots 31 and 32, North 15 deg. West 150 feet to the south line of Shipman Place; thence with said line North 75 deg. East 50 feet to the place of BEGINNING, according to survey of S.C. Taylor, dated July 24, 1946.

**DERIVATION:**

BEING the same property conveyed to Guy Robert Cooper, Sr. by Quit Claim Deed from Pamela S. Cooper, dated June 21, 2006, recorded June 21, 2006, and of record in Instrument No. 200606210107462, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. First Tennessee National Bank Association (now Iberiabank) recorded a Deed of Trust, Borrower is Guy Robert Cooper, Sr., Trustee is J. Michael Winchester, dated July 5, 2006, of record in Instrument no. 200607250007229. Deed of Trust bears a maturity date of July 5, 2021. Serve: Clyde A. Billings, Jr. Office of

the Corporate Secretary, 165 Madison Ave., Memphis, TN 38103-2723.

2. The City of Knoxville recorded a Notice of Lien, against Guy Robert Cooper, Sr., 218 Shipman Dr., Knoxville, TN 37918, in the amount of $200.00 plus penalty and costs, for lot clearing and debris removal recorded January 14, 2014, as Instrument No. 201401140042175 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

3. The City of Knoxville recorded a Notice of Lien, against Guy Robert Cooper, Sr., 218 Shipman Dr., Knoxville, TN 37918, J. Michael Winchester-Trustee, 800 South Gay St., #1000, Knoxville, TN 37929, and First Tennessee Bank National Associated, 502 Merchants Drive, Knoxville, TN 37912, in the amount of $3,790.80 plus penalty and costs, for lot clearing, debris removal, and demolition of the structure, recorded March 12, 2014, as Instrument No. 201403120052430 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

Nathan O. Cooper, Sr., and wife Pamela S. Cooper took title on August 20, 1991, Pamela S. Cooper conveyed in current deed to Guy Robert Cooper, Sr., with no information as to the interest of Nathan O. Cooper, Sr. Possible outstanding interest in Nathan O. Cooper, Sr.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,102.88**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 15,486.68**

TAX ID: 069GJ-038 TAX SALE: 24

**TRUSTEE FILE:** 144

**OWNER(S) & ADDRESS(ES):**

Heirs of James Henry Phipps:
James L. Phipps Jr.
4901 Palmwood Dr
Knoxville, TN 37921
James L. Phipps Jr.
3607 Cloister Way
Knoxville, TN 37912
Jamie Phipps
2308 Vincinda Cr.
Knoxville, TN 37924

**COMMON DESCRIPTION:**

4116 Glasgow Rd
Knoxville, TN 37921
127.3 x 133.7 x IRR

**LEGAL DESCRIPTION:**

SITUATED, LYING and BEING in the SEVENTH Civil District of Knox County, Tennessee, and within the 37th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 14, Block "B", in what is known as ROSE MARIE ADDITION, an Addition to Knoxville, Tennessee, as shown by Map of said Addition of record in Map Book 21, at Page 77 (and also as shown on Map of record in Map Book 49-S, at Page 47) in the Register's Office of Knox County, Tennessee, said Lot being more particularly bounded and described as shown by Map of said Addition of record aforesaid, to which Map specific reference is hereby made for more particular description, and as shown by survey of Batson and Himes, Engineers, Knoxville, Tennessee, bearing date December 9, 1970, said premises are improved with dwelling house fronting on Glasgow Road.

**DERIVATION:**

BEING the same property conveyed to James Henry Phipps, by Quit Claim Deed, from Vickie Glen Phipps, dated October 1, 1973, recorded July 15, 1975, of record in Warranty Book 1557, Page 968 (Ins. No. 197507150010002), Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded a Notice of Lien against James Henry Phipps, in the amount of $266.00, plus penalty and costs, for lot cleaning and debris removal, recorded 9/22/2016 as Instrument No. 201609220019056, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

2. The City of Knoxville recorded a Notice of Lien against James Henry Phipps, in the amount of $5,803.78.00, plus penalty and costs, for demolition of a structure, recorded 3/3/2016 as Instrument No. 201603030050885, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

3. The City of Knoxville recorded a Notice of Lien against James Henry Phipps, in the amount of $266.00, plus penalty and costs, for lot cleaning and debris removal, recorded 10/20/2015 as Instrument No. 201510200024733, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

4. The City of Knoxville recorded an Order against James Henry Phipps for a noncomplying structure, recorded 2/10/2015 as Instrument No. 201502100043107, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

5. The City of Knoxville recorded a Notice of Lien against James Henry Phipps, in the amount of $733.50, plus penalty and costs, for lot cleaning and debris removal, recorded 1/29/2015 as Instrument No. 201501290040696, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Knox County Probate Docket No. 52370-1.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:**

Yes, Ch. 13 bankruptcy proceeding for Jamie Phipps, heir of James Henry Phipps (Eastern District Bankruptcy Court Docket No. 3:18-bk-31827-SHB).

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,932.84**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,762.53**

**TAX ID:** 069HA-01002 **TAX SALE:** 24

**TRUSTEE FILE:** 145

**OWNER(S) & ADDRESS(ES):**

Matthew Thomas Schoenholz
4913 Rowan Road #B
Knoxville, TN 37912

**COMMON DESCRIPTION:**

4913 Rowan Road
88.88 x 92 x IRR

**LEGAL DESCRIPTION:**

SITUATED in the Seventh (7th) Civil District of Knox County, Tennessee, and within the 38th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 2 in the Subdivision of the Property of Clifford Cruze, containing 11,867 square feet, more or less, as shown on the plat of record in Plat Cabinet n, Slide 174-A, in the Knox County Register's Office, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the southwestern line of Rowan Road, common corner to Wiseman, said iron pin being distant in a northwesterly direction 400 feet, more or less, from the point of intersection of the southwestern line of Highland Drive, formerly referred to as Cannon Drive and Rowan Road; thence from said point of BEGINNING and along the line of Wiseman South 57 deg. 57 min West, 193.82 feet to an iron pin corner to Crumpley and Musgrave; thence with Musgrave's line, North 31 deg. 21 min. West, 86.29 feet to an iron pin corner to Hansard; thence Hansard line, North 49 deg. 52 min. East, 104.14 feet to an iron pin corner to Lot 1 in the Subdivision of Property of Clifford Cruze; thence with Lot 1, South 30 deg. 31 min. East, 75.96 feet to an iron pin; thence continuing with Lot 1, North 57 deg. 57 min. East, 92.0 feet to an iron pin in the southwestern line of Rowan Road; thence with Rowan Road, South 31 deg. 20 min. East, 25.01 feet to an iron pin being the point of BEGINNING, containing 11,867 square feet, more or less, as shown by survey of Michael Luethke, Surveyor, bearing Tennessee License No. 842, and whose address is 6538 Vintage Drive, Knoxville, TN 37921.

**DERIVATION:**

BEING part of the same property conveyed to Matthew Thomas Schoenholz by Warranty Deed from Harold E. Raper, married, dated July 14, 2017, and recorded as Instrument No. 201707190004222, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville filed a Notice of Lien against Matthew Thomas Schoenholz a/k/a Matthew Thomas Shoenholz, filed February 14, 2023, as Instrument No. 202302140044839, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

2. City of Knoxville filed Orders against Matthew Thomas Schoenholz a/k/a Matthew Thomas Shoenholz, filed as Instrument Nos. 202112130046872 and 202106030099862, both in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

3. City of Knoxville filed Complaints against Matthew Thomas Schoenholz a/k/a Matthew Thomas Shoenholz, filed as Instrument Nos. 202111180040938 and 202105130093656, both in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Common drive for the benefit of Lot 1 reserved in the deed recorded as Instrument No. 200807310007550, in the Knox County Register's Office.

2. Matters depicted or disclosed by map recorded in Map Cabinet N, Slide 174-A, in the Knox County Register's Office.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Joseph H. Huie, Attorney
BPR #009104

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,521.96**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 19,153.89**

**TAX ID:** 069KB-007 **TAX SALE:** 24

**TRUSTEE FILE:** 148

**OWNER(S) & ADDRESS(ES):**

John D. Young, Trustee of The John D. Young Revocable Trust (deceased)
Successor Trustee: Carolyn Sanders
Beneficiaries: Mark Young and John Young, Jr.
4029 Milton Street, Knoxville, TN 37917

**COMMON DESCRIPTION:**

4029 Milton, Knoxville, TN 37917

**LEGAL DESCRIPTION:**

SITUATED in Civil District No. Seven (7) of Knox County, Tennessee, and within the 18th Ward of the City of Knoxville, Tennessee, and being a parcel of land bounded on the North by Davidson Avenue and on the East by Wilson Street; and being part of Lots 9 and 7, Braine and Lee's Second Addition, as shown by plat of record in Plat Cabinet A, Slide 167-B, formerly Map Book 5, page 257, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; and being more particularly described as follows:

BEGINNING at a railroad spike new in asphalt, at the point of intersection of the Southwest right-of-way of Davidson Avenue, and the Northwest right-of-way of Milton Street; Thence, from said BEGINNING point, and along said right-of-way of Milton Street, South 27 deg. 58 min. 59 sec West, 149.93 feet to an iron rod original; Thence, leaving the right-of-way, North 66 deg. 51 min. 11 sec. West, 136.66 feet to an iron rod new with plastic cap in the line of an unopened alley; Thence, with said alley, North 27 deg. 27 min. 00 sec. East, 166.95 feet to an iron rod in the Southwest right-of-way of Davidson Avenue; Thence, with said right-of-way, South 59 deg. 43 min. 00 sec. East, 137.51 feet to the point of BEGINNING.

BEING the same property conveyed to John D. Young, Trustee of The John D. Young Revocable Living Trust, from John D. Young, by Quit Claim Deed dated April 21, 2004 and recorded on April 27, 2004 as Instrument Number 200404270098762, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed to John D. Young and wife, Laura W. Young, dated March 25, 1994, and recorded on March 30, 1994 in Warranty Deed Book 2135, page 550, in the Register's Office for Knox County, Tennessee. Laura W. Young died on February 8, 1998, being married to John D. Young at time of her death, with there being no intervening divorce or separation between them.

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.

**DERIVATION:**

BEING the same property conveyed to John D. Young, Trustee of The John D. Young Revocable Living Trust, from John D. Young, by Quit Claim Deed dated April 21, 2004 and recorded on April 27, 2004 as Instrument Number 200404270098762, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed to John D. Young and wife, Laura W. Young, dated March 25, 1994, and recorded on March 30, 1994 in Warranty Deed Book 2135, page 550, in the Register's Office for Knox County, Tennessee. Laura W. Young died on February 8, 1998, being married to John D. Young at time of her death, with there being no intervening divorce or separation between them.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $1,801.51, if paid by 12/2023;

2013 Knox County taxes are delinquent in the amount of $964.76, if paid by 12/2023;

2014 Knox County taxes are delinquent in the amount of $909.32, if paid by 12/2023;

2015 Knox County taxes are delinquent in the amount of $853.88, if paid by 12/2023;

2016 Knox County taxes are delinquent in the amount of $798.44, if paid by 12/2023;

2017 Knox County taxes are delinquent in the amount of $740.91, if paid by 12/2023;

2018 Knox County taxes are delinquent in the amount of $685.65, if paid by 12/2023;

2019 Knox County taxes are delinquent in the amount of $630.39, if paid by 12/2023;

2020 Knox County taxes are delinquent in the amount of $875.13, if paid by 12/2023;

2021 Knox County taxes are delinquent in the amount of $519.82, if paid by 12/2023;

2022 Knox County taxes are delinquent in the amount of $358.80, if paid by 12/2023;

2023 Knox County taxes are due in the amount of $312.00, if paid by 02/2024.

2. 2012 City of Knoxville taxes are delinquent in the amount of $1,319.54, if paid by 12/2023;

2013 City of Knoxville taxes are delinquent in the amount of $1,142.95, if paid by 12/2023;

2014 City of Knoxville taxes are delinquent in the amount of $1,216.81, if paid by 12/2023;

2015 City of Knoxville taxes are delinquent in the amount of $1,129.97, if paid by 12/2023;

2016 City of Knoxville taxes are delinquent in the amount of $1,043.13, if paid by 12/2023;

2017 City of Knoxville taxes are delinquent in the amount of $944.35, if paid by 12/2023;

2018 City of Knoxville taxes are delinquent in the amount of $858.61, if paid by 12/2023;

2019 City of Knoxville taxes are delinquent in the amount of $772.87, if paid by 12/2023;

2020 City of Knoxville taxes are delinquent in the amount of $687.13, if paid by 12/2023;

2021 City of Knoxville taxes are delinquent in the amount of $601.39, if paid by 12/2023;

2022 City of Knoxville taxes are delinquent in the amount of $518.64, if paid by 12/2023;

2023 City of Knoxville taxes are due in the amount of $432.20, if paid by 02/2024.

3. More information and verification needed to determine if John Young, Jr., is one and the same person on Notice of State Tax Lien against John W. Young, recorded as Instrument Number 201809050015258 and as Instrument Number 201807160003010, in the Register's Office for Knox County, Tennessee.

4. More information and verification needed to determine if John Young, Jr., is one and the same person on Judgment Lien against John W. Young, in favor of RSR Group, recorded as Instrument Number 201809050015114, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Laura W. Young died 02/08/1998, being married to John D. Young. John D. Young died 10/26/2014. According Summary of Trust recorded as Instrument Number 200404270098763, in the Register's Office for Knox County, Tennessee, the Successor Trustee to the John D. Young Revocable Living Trust is his niece, Carolyn Sanders and beneficiaries are sons: Mark Young and John Young, Jr. Per the obituary of John D. Young, he was also predeceased by daughter, Mary L. Young. Unable to locate any further info. Subject to probate matters for John D. Young.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances, as shown by plat recorded in Plat Cabinet A, Slide 167-B, formerly Map Book 5, page 257, in the Register's Office for Knox County, Tennessee.

2. Subject to the notarized Summary of Trust for The John D. Young Revocable Living Trust Agreement, recorded as Instrument Number 200404270098763, in the Register's Office for Knox County, Tennessee.

3. Subject to any further heirs, creditors, and estate issues regarding the deceased.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,372.48**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,279.77**

**TAX ID:** 069LB-051 **TAX SALE:** 24

**TRUSTEE FILE:** 152

**OWNER(S) & ADDRESS(ES):**

Shirley S. Todd
4101 Walker Blvd
Knoxville, TN 37917

**COMMON DESCRIPTION:**

4101 Walker Blvd.
50 x 136.5 IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. Two (2) of Knox County, Tennessee and within the 16th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot No. Two (2) of the D.W. Gentry Subdivision, as the same appears of record in Map Book 7, Page 36, in the Register's Office for Knox County, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an iron pin located at the point of intersection of the northwestern right-of-way line of Walker Boulevard with the northeastern right-of-way line of Powers Street; thence with said right-of-way line of Powers Street, North 56 deg. 20 min. West, 116.3 feet to an iron pin; thence North 36 deg. 15 min. East, 91.7 feet to an iron pin; thence South 37 deg. 24 min. East 136.65 feet to an iron pin in the northwestern right of way line of Walker Boulevard; thence with said right of way line, South 53 deg. 00 min. West 50.1 feet to an iron pin, the point of BEGINNING according to survey of Michael Luethke, Surveyor dated March 18, 1986 bearing number 861100.

**DERIVATION:**

BEING the same property conveyed to William B. Todd and wife, Shirley S. Todd, by Cash Deed for Tennessee, from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., dated January 30, 1991, recorded February 8, 1991, of record in Warranty Book 2031, Page 371, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded a Notice of Lien against William B & Shirley S Todd, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 7/25/2019 as Instrument No. 201907250005992, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

2. The City of Knoxville recorded a Notice of Lien against William B & Shirley S Todd, in the amount of $211.00 plus penalty and costs, for lot cleaning and debris removal, recorded 01/29/2018 as Instrument No. 201801290044705, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

3. The City of Knoxville recorded a Notice of Lien against William B & Shirley S Todd, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 03/27/2018 as Instrument No. 201803270056833, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

4. The City of Knoxville recorded a Notice of Lien against William B & Shirley S Todd, in the amount of $222.00, plus penalty and costs, for lot cleaning and debris removal, recorded 10/6/2017 as Instrument No. 201710060021873, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

5. The City of Knoxville recorded a Notice of Lien against William B & Shirley S Todd, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 12/6/2018 as Instrument No. 201812060035108, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

1. Per obituary found online, William B. Todd died on or about November 22, 2003 and was survived by his wife, Shirley Todd and six children: Diane, Billy, Larry, Cliff, Vince, and Jacque Paul. Probate was never opened for William. Contact information for the heirs was not provided.

2. It is unknown whether Shirley S. Todd is deceased. A Shirley R. Todd died in Knoxville in 2020, however the obituary does not match the husband or children.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,683.79**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,078.74**

**TAX ID:** 070AA-004 **TAX SALE:** 24
**TRUSTEE FILE:** 156
**OWNER(S) & ADDRESS(ES):**
(listed in public records)
Donald C. Brickey
4524 Nora Road, Knoxville, TN 37918
2100 Wilson Road, Apartment 811, Knoxville, TN 37912

**COMMON DESCRIPTION:**
4524 Nora Road, Knoxville, TN 37918

**LEGAL DESCRIPTION:**

SITUATED in District No. Seven of Knox County, Tennessee, and within the 33rd Ward of the City of Knoxville, Tennessee, and being a part and parcel of the original L.A. McCampbell Farm, and being more fully described as follows:

TRACT ONE:

BEGINNING at a point 250 feet West of "The Lane" and 30-feet South of the Southerly edge of the Southern Railway right-of-way; thence, in a Southerly direction 516 feet, more or less, to the top of the ridge; thence, Westerly 73.4 feet to an iron pin; thence, Northerly 503 feet, more or less, to an iron pin in the South side of a 30-foot right-of-way or easement; thence with said South line of the easement or right-of-way, 75 feet to an iron pin, the point of BEGINNING.

TRACT TWO:

BEGINNING at a point 275 feet West of "The Lane" and 30 feet South of the Southerly edge of the Southern Railway right-of-way; thence, in a Southerly direction 503 feet, more or less, to the top of the Ridge; thence, Westerly 73.8 feet to an iron pin; thence, Northerly 492 feet, more or less, to an iron pin in the South side of a 30-foot right-of-way or easement; thence with the South line of said easement or right-of-way, in an Easterly direction 75 feet to an iron pin, the point of BEGINNING.

BEING the same property conveyed to Donald C. Brickey, unmarried, by Warranty Deed dated November 8, 2010, from JP Ventures, LLC, Series 6, a Tennessee Limited Liability Company, recorded as Instrument Number 201011120030018, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Donald C. Brickey, unmarried, by Warranty Deed dated November 8, 2010, from JP Ventures, LLC, Series 6, a Tennessee Limited Liability Company, recorded as Instrument Number 201011120030018, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $421.70, if paid in 12/2022;

2012 Knox County taxes are delinquent in the amount of $958.82, if paid in 12/2022;

2013 Knox County taxes are delinquent in the amount of $728.07, if paid in 12/2022;

2014 Knox County taxes are delinquent in the amount of $684.33, if paid in 12/2022;

2015 Knox County taxes are delinquent in the amount of $640.59, if paid in 12/2022;

2016 Knox County taxes are delinquent in the amount of $596.85, if paid in 12/2022;

2017 Knox County taxes are delinquent in the amount of $571.64, if paid in 12/2022;

2018 Knox County taxes are delinquent in the amount of $526.28, if paid in 12/2022;

2019 Knox County taxes are delinquent in the amount of $480.92, if paid in 12/2022;

2020 Knox County taxes are delinquent in the amount of $735.56, if paid in 12/2022;

2021 Knox County taxes are delinquent in the amount of $289.90, if paid in 12/2022;

2022 Knox County taxes are due in the amount of $302.00.

2.2011 Knoxville City taxes are delinquent in the amount of $482.90, if paid in 12/2022;

2012 Knoxville City taxes are delinquent in the amount of $1,149.61 if paid in 12/2022;

2013 Knoxville City taxes are delinquent in the amount of $1,195.17 if paid in 12/2022;

2014 Knoxville City taxes are delinquent in the amount of $1,714.18 if paid in 12/2022;

2015 Knoxville City taxes are delinquent in the amount of $826.37 if paid in 12/2022;

2016 Knoxville City taxes are delinquent in the amount of $3,937.65 if paid in 12/2022;

2017 Knoxville City taxes are delinquent in the amount of $705.99, if paid in 12/2022;

2018 Knoxville City taxes are delinquent in the amount of $1,938.51, if paid in 12/2022;

2019 Knoxville City taxes are delinquent in the amount of $565.55, if paid in 12/2022;

2020 Knoxville City taxes are delinquent in the amount of $495.34, if paid in 12/2022;

2021 Knoxville City taxes are delinquent in the amount of $4,367.24, if paid in 12/2022;

2022 Knoxville City taxes are due in the amount of $419.26.

3. City of Knoxville has a Complaint recorded as Instrument Number 201801110041658, in the Register's Office for Knox County, Tennessee.

4. Knox County and City of Knoxville Abstract and Notice of Lien Lis Pendens recorded as Instrument Numbers 201904300063731, 202110140031023, and 202205180087617, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville Order recorded as Instrument Number 201802070046777, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville has Notice of Liens recorded as Instrument Numbers 201410240023062, 201612220039854, 201803270056830, 201809240019306, and 202101210059106, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. The description of the property on the vesting deed is not very good. It's not a metes and bounds description so a survey is recommended. Also, listed as L.A. McCampbell Farm and should be I.A. McCampbell Farm.

2. Subject to the rights of the railroad that's close to the property per the tax map.

3. Sewer line crosses this property per instrument recorded in Deed Book 1900, page 698, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,162.28**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 21,442.49**

**TAX ID:** 070BD-004 **TAX SALE:** 24
**TRUSTEE FILE:** 157
**OWNER(S) & ADDRESS(ES):**
John Wesley Robinson, 303 E. Ba Ta L 33603

**COM SCR**
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**LEG SCRIPT**

BE NG at an iron pin in the western line of Cross Valley Road, said point of beginning being distant 1250 feet in the northwesterly direction from the point of intersection wherein the northern line of Washington Pike intersects with the western line of Cross Valley Road; thence in a westerly direction along the dividing line of Lots 51 and 49 of the Dempster Addition, 186 feet to an iron pin in the Reeder & Hodge Addition line; thence in a northerly direction along said line 100 feet to an iron pin, corner to Lot 55 in said addition; thence in an easterly direction along the dividing line of Lots 53 and 55 in said addition 185.5 feet to an iron pin in the western line of Cross Valley Road; thence along the western line of Cross Valley Road in a southerly direction 100 fee to an iron pin the place of beginning, as shown by survey of W.E. Lack, Engineer of Knoxville, Tennessee, bearing date June 5, 1953, said property is improved with residence fronting Cross Valley Road, Knoxville, Tennessee

Subject to all restrictions, easements, conditions, reservations and other matters of record in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING the same property conveyed to John Wesley Robinson, by Quit Claim Deed dated the 27th day of April, 2012, of record in Instrument No. 201206050068786, of the Register's Office of Knox County, Tennessee, to which said deed specific reference is hereby made.

**INTERESTED PERSONS (ENCUMBRANCES):**

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

Restrictions of record in Deed Book 453 Page 415 in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,346.99**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,391.45**

**TAX ID:** 070FA-008 **TAX SALE:** 24
**TRUSTEE FILE:** 159
**OWNER(S) & ADDRESS(ES):**
June H. Swanner and possibly
Sally B. Swanner (heir of Dan L. Swanner)
4206 Washington Pike
Knoxville, TN 37917

**COMMON DESCRIPTION:**
4206 Washington Pike
66 x 310M x IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. Seven (old 2) of Knox County, Tennessee, adjoining the property of F. Rebori, et. al., described as follows:

BEGINNING on Washington Pike on the line of F. Rebori, et. al.; thence with the south side of said pike, South 54 deg. West, 4.02 poles to stone; thence south with Housley's line 28 ½ deg. East, 20 poles to a stake in F. S. Chance line; thence North 54 deg. East, 4.02 poles to a stone in said Rebori line; thence with said Rebori line to the BEGINNING, containing ½ acre, more or less.

**DERIVATION:**

BEING the same property conveyed to Dan L. Swanner and wife, June H. Swanner by Warranty Deed from Robinson H. Stubley, et. al., dated May 24, 1950, and recorded in Deed Book 833, page 561, in the Knox County Register's OfficeDan L. Swanner is now deceased, having died intestate. The probate file (Probate No. 56086 lists Sally B. Swanner as heir and does not mention June H. Swanner. A Google search indicates that June H. Swanner, age 104, still resides at 4206 Washington Pike.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville filed Notices of Liens against Dan L. and June E. Swanner recorded as Instrument Nos. 201912190041688, 201809240019362, 201609230019584, 201510010020753 and 201503170049648, all in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

2. City of Knoxville filed a Notice of Lien against Sally B. Swanner, Administrator of the Estate of Dan L. Swanner, filed January 18, 2012, as Instrument No. 201201180039132, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

3. City of Knoxville filed an Order against June E. Swanner, Dan L. Swanner and Sally B. Swanner, Administrator for the Estate of Dan L. Swanner, filed June 3, 2011, as Instrument No. 201106030069895, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

4. City of Knoxville filed a Complaint against June E. Swanner, Dan L. Swanner and Sally B. Swanner, Administrator for the Estate of Dan L. Swanner, filed April 14, 2011, as Instrument No. 201104140060703, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Dan L. Swanner, Probate No. 56086. The probate file lists only Sally B. Swanner as the heir of Dan L. Swanner.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Joseph H. Huie, Attorney
BPR #009104

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,751.68**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,177.16**

**TAX ID:** 070JA-005 **TAX SALE:** 24
**TRUSTEE FILE:** 163
**OWNER(S) & ADDRESS(ES):**
Roy Miller
Joy Miller
3306 Forestdale Ave., Knoxville TN 37921
1512 Delaware Ave., Knoxville, TN 37921

**COMMON DESCRIPTION:**
3306 Forestdale Ave
50 X 355.5
Lot 2, Subdivision of Blake Property

**LEGAL DESCRIPTION:**

Situated in District No. 7 of Knox County, Tennessee, and within the 33rd Ward of the City of Knoxville, Tennessee, being Lot No. 2 in Subdivision of Blake property as shown on the map of same by J.C. Thomas, County Surveyor, dated March, 1939 and more particularly described as follows:

Beginning at a point in the South line of Forrestdale Avenue, said point being distant in a Westerly direction South 58 deg. 45 min. West 399 feet from the intersection of the South line of Forrestdale Avenue with the West line of Glendale Road; formerly designated as a County Road; thence South 32 deg. East 355.5 feet to an iron pin; thence South 59 deg. West 50 feet to an iron pin; thence North 32 deg. West 355.5 feet to an iron pin in the South line of Forrestdale Avenue; thence along the South line of Forrestdale Avenue, North 58 deg. East 50 feet to the point of beginning.

**DERIVATION:** Being the same property conveyed to Roy Miller and wife, Joy Miller, by Warranty Deed dated December 27, 1984 and recorded December 18, 1984 from David W. Wilkerson and wife, Janie L. Wilkerson, of record in Book 1837, page 616, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville Neighborhood Codes Enforcement Public Service Department recorded a complaint against Roy Miller and Joy Miller, on property at 3306 Forestdale Ave; CLT#: 070J-A-005, as Instrument No. 201102160049467, in the Register's Office for Knox County, Tennessee. Serve: Robert Moyers, Manager Neighborhood Codes Enforcement, at 400 Main St., Suite 475, Knoxville, TN 37902.

2. Better Building Board for the City of Knoxville recorded an Order against Roy Miller and Joy Miller, on property at 3306 Forestdale Ave; CLT#: 070J-A-005, as Instrument No. 201104010058114, in the Register's Office for Knox County, Tennessee. Serve: Cheri Burke, Administrative Specialist Codes Enforcement, Small Assembly Room, City County Building, 400 Main Street, Knoxville, TN 37902.

3. City of Knoxville Neighborhood Codes Enforcement Public Service Department recorded a complaint against Roy Miller and Joy Miller, on property at 3306 Forestdale Ave; CLT#: 070J-A-005, as Instrument No. 201202030042832, in the Register's Office for Knox County, Tennessee. Serve: Robert Moyers, Manager Neighborhood Codes Enforcement, at 400 Main St., Suite 475, Knoxville, TN 37902.

4. Better Building Board for the City of Knoxville recorded an Order against Roy Miller and Joy Miller, on property at 3306 Forestdale Ave; CLT#: 070J-A-005, as Instrument No. 201104010058114, in the Register's Office for Knox County, Tennessee. Serve: Cheri Burke, Administrative Specialist Codes Enforcement, Small Assembly Room, City County Building, 400 Main Street, Knoxville, TN 37902.

5. City of Knoxville, State of Tennessee recorded a Notice of Lien against Roy Miller and Joy Miller in the amount of $1,540.00, plus penalty and costs, for demolition and debris removal, as Instrument No. 201212130038660, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

6. City of Knoxville, State of Tennessee recorded a Notice of Lien against Roy Miller and Joy Miller in the amount of $160.00, plus penalty and costs, for lot mowing and/or cleaning and debris removal, as Instrument No. 201311080029975, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

7. City of Knoxville, State of Tennessee recorded a Notice of Lien against Roy Miller and Joy Miller in the amount of $280.00, plus penalty and costs, for lot mowing and/or cleaning and debris removal, as Instrument No. 201409260018011, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

8. City of Knoxville Neighborhood Codes Enforcement Public Service Department recorded a complaint against Roy Miller and Joy Miller, on property at 3306 Forestdale Ave; CLT#: 070J-A-005, as Instrument No. 201203010048012 in the Register's Office for Knox County, Tennessee. Serve: Robert Moyers, Manager Neighborhood Codes Enforcement, at 400 Main St., Suite 475, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from September 1, 1992 through December 23, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,554.68**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,895.16**

**TAX ID:** 070JB-020 **TAX SALE:** 24
**TRUSTEE FILE:** 164
**OWNER(S) & ADDRESS(ES):**
Crystal D. Hutchens
3249 Buffat Miller
Knoxvill TN 379

**C CR**
32 F

**LE SCRIP**

SI ED in District No. Seven (7) of Knox County, Tennessee, within the 32nd Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

TRACT 1: BEGINNING at a stake on James E. Motes east line and the north side of Buffat Road and P.E. Moore's southwest corner; thence eastward with the north side of Buffat Road, 10 feet, more or less, to a stake; thence northwardly and parallel withy J.E. Motes eastern line 356 feet, more or less, to what is now the O.B. Basket property; thence westward with the Basket line, 130 feet, more or less, to which is now the J.E. Motes eastern line; thence southward with said line, 205 feet, more or less, to the J.E. Motes property; thence eastward with said property, 120 feet to a stake; thence southward 150 feet, more or less, to the N/S of Buffat Road.

TRACT 2: BEGINNING at a point on the north side of Buffat Road, being the southwest corner of property owned by P.E. Moore and wife, Effie M. Moore; thence with the western boundary line of said property of P.E. Moore and wife, North 29 deg. 20 min. West 150 feet to a point, cornering with property of said P.E. Moore and wife; thence

with the southern boundary line of property of P.E. Moore and wife, South 53 deg. 20 min. West 120 feet to a point, cornering with property of said P.E. Moore and wife; thence with the western boundary lines of property of said P.E. Moore and wife, and property of Nell B. Brown, North 29 deg. 20 min. West 299.5 feet, more or less, to a point, being the southeast corner of the Helen A. Murrian property; thence with the southern boundary line of property of said Helen A. Murrian, South 52 deg. 8 min. West 122.18 feet, more or less, to a point, being the southwest corner of property of said Helen A. Murrian, also in Louis M. Lay and wife's eastern boundary line; thence along the eastern boundary line of said Louis M. Lay and wife's eastern boundary line; thence along the eastern boundary line of said Louis M. Lay and wife's property, South 29 deg. 20 min. East 449.5 feet, more or less, to a point on the north side of Buffat Road, also being the southeast corner of the property of said Louis M. Lay and wife; thence along the north side of Buffat Road, North 54 deg. 47 min. East 242.18 feet, more or less, to the point of BEGINNING on the north side of Buffat Road.

**DERIVATION:**

Being the same property conveyed to Crystal D. Hutchens by Warranty Deed form Fred Miller and wife, Loretta Miller, dated December 15, 2014, recorded December 17, 2014 and of record in Instrument No. 201412170033434, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Judgment obtained by Cavalry SPV I, LLC, as assignee of FIA Card Services, N.A./Bank of America, against Crystal D. Hutchens, 8014 Asheville Hwy., Knoxville, TN 37924-3005, in the original amount of $2,432.85 plus penalties and interest, recorded in Instrument No. 201503190050200, in the Register's Office for Knox County, Tennessee. SERVE: Registered Agent, C T Corporation System, 300 Montvue Rd. Knoxville, TN 37919

2. Judgment obtained by Midland Funding, LLC as Successor in interest to Chase Bank USA, N.A./Washington Mutual Bank c/o FKSC, against Crystal Hutchens, 8014 Asheville Hwy., Knoxville, TN 37924, in the amount of $6,250.36, plus penalties and interest, recorded in Instrument No. 201506170069450, in the Register's Office for Knox County, Tennessee. Attorney of Plaintiff: Finkelstein, Kern, Steinberg & Cunningham, P.O. Box 1, Knoxville, TN 37901. SERVE: Registered Agent, Midland Credit Management Inc., 5100 Poplar Ave., Ste 2000, Memphis, TN 38137.

3. Judgment obtained by Republic Finance, LLC c/o Terry J. Canady, Attorney at Law, against Crystal Hutchens, 3249 Buffat Mill Road, Knoxville, TN 37917, in the amount of $4,771.88, plus penalties and interest, recorded in Instrument No. 202002250056319, in the Register's Office for Knox County, Tennessee. Attorney of Plaintiff: Terry J. Canady, Esq. no address listed, Ph 615-860-0676; SERVE: C T Corporation System, Registered Agent, 300 Montvue Rd. Knoxville, TN 37919.

4. Judgment obtained by Mariner Finance, LLC, against Crystal Hutchens, 3249 Buffat Mill Road, Knoxville, TN 37917, in the amount of $2,002.29, plus penalties and interest, recorded in Instrument No. 202010160031222, in the Register's Office for Knox County, Tennessee.. Attorney of Plaintiff: O'Shaughnessy & Carter, PLLC, 735 Broad Street, Suite 1000, Chattanooga, TN 37402. SERVE: Registered Agent, Corporation Service Company, 2908 Poston Ave. Nashville, TN 37203-1312.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: NONE

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,169.32**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,932.40**

**TAX ID:** 070MG-012 **TAX SALE:** 24

**TRUSTEE FILE:** 165

**OWNER(S) & ADDRESS(ES):**

Keith L. Foster, Sr. and Marcus [illegible]ken

Keith Foster:

2038 E. [illegible] Avenu[illegible]lle, T[illegible]17

4[illegible] Ave [illegible]k[illegible]lle, [illegible]914

P.[illegible] Kr[illegible]792

Ma[illegible]kemore

513[illegible] Road, Knoxville, TN 37914

392[illegible] Bryant Street, Chattanooga, TN 37406

125 Oglewood Avenue, Knoxville, TN 37917

PAID

**COMMON DESCRIPTION:**

4004 Seahorn Avenue, Knoxville, TN 37917

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number One (1) of Knox County, Tennessee, within the 13th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 25, Block A, MC-MY-GER Addition to Burlington, as shown by map of same of record in Plat Cabinet A, Slide 231-A (formerly Map Book 7, page 71), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Marcus D. Blakemore, an undivided ½ interest, and Keith L. Foster, Sr, an undivided ½ interest, from Keith L. Foster, Sr., by Quit Claim Deed dated February 9, 2015, and recorded on May 9, 2015 as Instrument Number 201502090042842, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed recorded as Instrument Number 201502090042841, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Marcus D. Blakemore, an undivided ½ interest, and Keith L. Foster, Sr, an undivided ½ interest, from Keith L. Foster, Sr., by Quit Claim Deed dated February 9, 2015, and recorded on May 9, 2015 as Instrument Number 201502090042842, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed recorded as Instrument Number 201502090042841, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2016 Knox County taxes are delinquent in the amount of $846.72, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $1,022.90, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $940.10, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $857.30, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $774.50, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $991.70, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $662.80, if paid in 3/2023.

2. 2017 Knoxville City taxes are delinquent in the amount of $887.37, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,179.95, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,051.75, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $923.55, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $795.36, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $923.46, if paid in 3/2023.

3. 2019-2022 Knox County PERSONAL PROPERTY TAXES for G. Way Solutions, Inc. are delinquent in the total amount of $206.83, if paid in 3/2023.

4. 2019-2022 Knoxville City PERSONAL PROPERTY TAXES for G. Way Solutions, Inc. are delinquent in the total amount of $119.58, if paid in 3/2023.

5. Deed of Trust from PRIOR owner, Curtis E. Tate, unmarried, to Neil M. Keating, Trustee for the benefit of Carlos S. Jones, dated September 1, 1999, in the original amount of 35,000.00, and recorded on September 14, 1999 as Instrument Number 199909140021669, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Easements, Restrictions and zoning ordinances as shown by map of record Plat Cabinet A, Slide 231-A (formerly Map Book 7, page 71), in the Register's Office for Knox County, Tennessee.

2. Verification of one and same regarding possible lien on Leon Foster recorded as Instrument Number 202110130030691 AND Instrument Number 202209280020022, in the Register's Office for Knox County, Tennessee.

3. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

4. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

5. Marcus D. Blakemore was the Notary on Warranty Deed to Keith L. Foster, Sr, recorded as Instrument Number 201502090042841, in the Register's Office for Knox County, Tennessee. The Commission date on said deed was EXPIRED with a date of 01/26/2012. The Company has confirmed his commission was VALID, having being issued on 01/26/2012 and to expire 01/26/2016 at time of execution of Deed.

6. Property previously conveyed through a prior tax sale, by Clerk and Master Deed dated July 27, 2007 and recorded on October 1, 2007 as Instrument Number 200710010027587, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.

100 Dalton Place Way, Suite 103

Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,039.22**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,958.37**

**TAX ID:** 070MH-015 **TAX SALE:** 24

**TRUSTEE FILE:** 166

**OWNER(S) & ADDRESS(ES):**

Dorothy Ann Wells (deceased), Adrian J. Wells and A'Deidra M. Wells

(listed in public records)

4216 Holston Drive, Knoxville, TN 37914

1904 Dutch Valley Drive, Apt 11, Knoxville, TN 37918 (A'Deidra M. Wells)

**COMMON DESCRIPTION:**

4216 Holston Drive, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in the Second Civil District of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 5 and part of Lot 6, McLeans Addition to Burlington, as shown on plat of record in Plat Cabinet A, Slide 231-B, formerly Map Book 7, Page 72, in the Register's Office for Knox County, Tennessee, and according to the survey of Howard T. Dawson, dated June 13, 1991 and being more fully described as follows:

BEGINNING at an iron pin in the Southern right of way line of Holston Drive, said iron pin being located in a Northeasterly direction, 200.00 feet, more or less, from the point of intersection of the Eastern right of way line of Kirk Street with the Southern right of way line of Holston Drive, common corner to Lot 4; thence, from said point of beginning and running with the Southern right of way line of Holston Drive, North 65 deg. 30 min. 00 sec. East, 75.13 feet to an iron pin, in the line of Lot 6; thence, along a severance line crossing Lot 6, South 28 deg. 39 min. 28 sec. East, 163.41 feet to an iron pin in the line of Lot 28; thence, with the line of Lot 28 and continuing with the line of Lot 29; South 64 deg. 32 min. 28 sec. West, 74.30 feet to an iron pin, corner to Lot 4; thence, with the line of Lot 4, North 28 deg. 55 min. 00 sec. West, 164.71 feet to an iron pin in the Southern right of way line of Holston Drive, the point of BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO Dorothy Ann Wells, Adrian J. Wells and A'Deidra M. Wells from Jerry Booher, single, by Warranty Deed dated June 14, 1991, and filed of record in WD Book 2042, Page 1006, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING THE SAME PROPERTY CONVEYED TO Dorothy Ann Wells, Adrian J. Wells and A'Deidra M. Wells from Jerry Booher, single, by Warranty Deed dated June 14, 1991, and filed of record in WD Book 2042, Page 1006, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2014 Knox County taxes are delinquent in the amount of $884.37, if paid by 12/31/2023;

2015 Knox County taxes are delinquent in the amount of $830.55, if paid by 12/31/2023;

2016 Knox County taxes are delinquent in the amount of $776.73, if paid by 12/31/2023;

2017 Knox County taxes are delinquent in the amount of $693.50, if paid by 12/31/2023;

2018 Knox County taxes are delinquent in the amount of $642.02, if paid by 12/31/2023;

2019 Knox County taxes are delinquent in the amount of $590.54, if paid by 12/31/2023;

2020 Knox County taxes are delinquent in the amount of $839.06, if paid by 12/31/2023;

2021 Knox County taxes are delinquent in the amount of $487.58, if paid by 12/31/2023;

2022 Knox County taxes are delinquent in the amount of $515.20, if paid by 12/31/2023;

2023 Knox County taxes are due in the amount of $37.00.

2. 2014 City of Knoxville taxes are delinquent in the amount of $1,180.59, if paid by 12/31/2023;

2015 City of Knoxville taxes are delinquent in the amount of $1,915.65, if paid by 12/31/2023;

2016 City of Knoxville taxes are delinquent in the amount of $3,122.27, if paid by 12/31/2023;

2017 City of Knoxville taxes are delinquent in the amount of $2,667.50, if paid by 12/31/2023;

2018 City of Knoxville taxes are delinquent in the amount of $1,820.90, if paid by 12/31/2023;

2019 City of Knoxville taxes are delinquent in the amount of $2,555.26, if paid by 12/31/2023;

2020 City of Knoxville taxes are delinquent in the amount of $1,820.90, if paid by 12/31/2023;

2021 City of Knoxville taxes are delinquent in the amount of $22,550.43, if paid by 12/31/2023;

2022 City of Knoxville taxes are delinquent in the amount of $1,517.77, if paid by 12/31/2023;

2023 City of Knoxville taxes are due in the amount of $273.20.

3. City of Knoxville has a Notice of Lien filed as Instrument Number 201509150017262, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville has a Notice of Lien filed as Instrument Number 201601290043965, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has a Notice of Lien filed as Instrument Number 201609220019066, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville has a Notice of Lien filed as Instrument Number 201611070029953, in the Register's Office for Knox County, Tennessee.

7. City of Knoxville has a Notice of Lien filed as Instrument Number 201701180044690, in the Register's Office for Knox County, Tennessee.

8. City of Knoxville has a Notice of Lien filed as Instrument Number 201710060021833, in the Register's Office for Knox County, Tennessee.

9. City of Knoxville has a Notice of Lien filed as Instrument Number 201712040034286, in the Register's Office for Knox County, Tennessee.

10. City of Knoxville has a Notice of Lien filed as Instrument Number 201808210011845, in the Register's Office for Knox County, Tennessee.

11. City of Knoxville has a Notice of Lien filed as Instrument Number 201811070029440, in the Register's Office for Knox County, Tennessee.

12. City of Knoxville has a Notice of Lien filed as Instrument Number 201901030040522, in the Register's Office for Knox County, Tennessee.

13. City of Knoxville has a Notice of Lien filed as Instrument Number 201908060009100, in the Register's Office for Knox County, Tennessee.

14. City of Knoxville has a Complaint filed as Instrument Number 2019101100254998, in the Register's Office for Knox County, Tennessee.

15. City of Knoxville has a Notice of Lien filed as Instrument Number 201910300029615, in the Register's Office for Knox County, Tennessee.

16. City of Knoxville has an Order filed as Instrument Number 201911180034402, in the Register's Office for Knox County, Tennessee.

17. City of Knoxville has a Notice of Lien filed as Instrument Number 201912180041504, in the Register's Office for Knox County, Tennessee.

18. City of Knoxville has a Notice of Lien filed as Instrument Number 202002030051234, in the Register's Office for Knox County, Tennessee.

19. City of Knoxville has a Notice of Lien filed as Instrument Number 202006230085766, in the Register's Office for Knox County, Tennessee.

20. City of Knoxville has a Notice of Lien filed as Instrument Number 202006230085767, in the Register's Office for Knox County, Tennessee.

21. City of Knoxville has a Complaint filed as Instrument Number 202008130012319, in the Register's Office for Knox County, Tennessee.

22. City of Knoxville has an Order filed as Instrument Number 202009110020822, in the Register's Office for Knox County, Tennessee.

23. City of Knoxville has a Notice of Lien filed as Instrument Number 202101200058743, in the Register's Office for Knox County, Tennessee.

24. City of Knoxville has a Notice of Lien filed as Instrument Number 202108100011221, in the Register's Office for Knox County, Tennessee.

25. City of Knoxville has a Notice of Lien filed as Instrument Number 202110140031092, in the Register's Office for Knox County, Tennessee.

26. City of Knoxville has a Notice of Lien filed as Instrument Number 202202220064831, in the Register's Office for Knox County, Tennessee.

27. City of Knoxville has a Notice of Lien filed as Instrument Number 202211100028450, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Dorothy Ann Wells passed away unmarried on October 12, 2012. Her obituary states she is not survived by a spouse, but she is survived by her two children: Adrian Wells and A'Deidra Wells.

No probate was found for Dorothy Ann Wells, in the Chancery Court for Knox County, Tennessee, Probate Division.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Subject to a Driveway Agreement of record in WD Book 1705, Page 64, in the Register's Office for Knox County, Tennessee.

2. Subject to all matters as shown on plat of record in Plat Cabinet A, Slide 231-B, in the Register's Office for Knox County, Tennessee.

3. Subject to a possible lien against Timothy E. Wells and Marianne Wells in Docket No. 41915-K, in favor of Metro Knoxville HMA, LLC DBA North Knoxville Medical Center, as shown in Instrument Number 202301180040336, in the Register's Office for Knox County, Tennessee.

4. Subject to a possible lien against Wayne Wells and Mary Wells in Docket No. 38651-K, in favor of World Finance Corporation of Tennessee, as shown in Instrument Number 202209290020311, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.

100 Dalton Place Way, Suite 103

Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,003.23**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 42,225.41**

**TAX ID:** 0700A-015 **TAX SALE:** 24

**TRUSTEE FILE:** 168

**OWNER(S) & ADDRESS(ES):**

Steve L. Graves

(listed in public records)

2410 Amber Street, Knoxville, TN 37917

1585 Coleman Road, Knoxville, TN 37909

**COMMON DESCRIPTION:**

2410 Amber Street, Knoxville, TN 37917

**LEGAL DESCRIPTION:**

SITUATED in District No. Two (2) of Knox County, Tennessee, and within the 16th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEING known and designated as all of Lot No. 29, of the H. D. Spencer Addition, as shown on the map of the same of record in Plat Cabinet B, Slide 38-B (formerly Map Book 13, Page 112), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Steve L. Graves and wife, Brenda L. Graves from Unis Jones and wife, Anna S. Jones, by Warranty Deed dated November 18, 1977 and filed of record November 22, 1977 in Book 1628, Page 221, in the Register's Office for Knox County, Tennessee. See also, Final Judgment of Absolute Divorce, Steve L. Graves vs. Brenda D. Graves, Docket No. 72613, in the Fourth Circuit Court for Knox County, Tennessee, and filed of record October 3, 1996, in Book 2227, Page 698, in the Register's Office for Knox County, Tennessee.

THIS CONVEYEANCE is made subject to restrictions set out in Warranty Deed Book 729, Page 73, in the Register's Office for Knox County, Tennessee; and further subject to easements, restrictions, and building set back lines as shown on the aforesaid map of record.

**DERIVATION:**

BEING the same property conveyed to Steve L. Graves and

wife, Brenda L. Graves from Unis Jones and wife, Anna S. Jones, by Warranty Deed dated November 18, 1977 and filed of record November 22, 1977 in Book 1628, Page 221, in the Register's Office for Knox County, Tennessee. See also, Final Judgment of Absolute Divorce, Steve L. Graves vs. Brenda D. Graves, Docket No. 72613, in the Fourth Circuit Court for Knox County, Tennessee, and filed of record October 3, 1996, in Book 2227, Page 698, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $945.80, if paid in 1/2023;
2012 Knox County taxes are delinquent in the amount of $894.86, if paid in 1/2023;
2013 Knox County taxes are delinquent in the amount of $860.75, if paid in 1/2023;
2014 Knox County taxes are delinquent in the amount of $808.73, if paid in 1/2023;
2015 Knox County taxes are delinquent in the amount of $756.71, if paid in 1/2023;
2016 Knox County taxes are delinquent in the amount of $704.69, if paid in 1/2023;
2017 Knox County taxes are delinquent in the amount of $679.67, if paid in 1/2023;
2018 Knox County taxes are delinquent in the amount of $625.31, if paid in 1/2023;
2019 Knox County taxes are delinquent in the amount of $570.95, if paid in 1/2023;
2020 Knox County taxes are delinquent in the amount of $816.59, if paid in 1/2023;
2021 Knox County taxes are delinquent in the amount of $651.83, if paid in 1/2023;
2022 Knox County taxes are due in the amount of $356.00.

2. 2011 Knoxville City taxes are delinquent in the amount of $1,140.84, if paid in 1/2023;
2012 Knoxville City taxes are delinquent in the amount of $1,420.13, if paid in 1/2023;
2013 Knoxville City taxes are delinquent in the amount of $1,009.55, if paid in 1/2023;
2014 Knoxville City taxes are delinquent in the amount of $1,069.60, if paid in 1/2023;
2015 Knoxville City taxes are delinquent in the amount of $987.99, if paid in 1/2023;
2016 Knoxville City taxes are delinquent in the amount of $906.38, if paid in 1/2023;
2017 Knoxville City taxes are delinquent in the amount of $849.65, if paid in 1/2023;
2018 Knoxville City taxes are delinquent in the amount of $765.53, if paid in 1/2023;
2019 Knoxville City taxes are delinquent in the amount of $681.42, if paid in 1/2023;
2020 Knoxville City taxes are delinquent in the amount of $597.30, if paid in 1/2023;
2021 Knoxville City taxes are delinquent in the amount of $427.59, if paid in 1/2023;
2022 Knoxville City taxes are due in the amount of $710.13.

3. City of Knoxville Notice of Lien recorded as Instrument Number 202211090028041, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville Notice of Lien recorded as Instrument Number 202206070092081, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville and Knox County Abstract and Notice of Lien Lis Pendens, recorded as Instrument Numbers 201904300063731, 202110140031023 and 202205180087617, all in the Register's Office for Knox County, Tennessee.

6. City of Knoxville Orders recorded as Instrument Numbers 202208150010527 and 201202020042377, both in the Register's Office for Knox County, Tennessee.

7. City of Knoxville complaints recorded as Instrument Numbers 202207140003110 and 201201100037913, both in the Register's Office for Knox County, Tennessee.

8. Subject to any possible probate concerns, if any, including a TN Care release.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to restrictions per governmental zoning ordinances and as shown in Warranty Deed Book 729, Page 73, in the Register's Office for Knox County, Tennessee.

2. Subject to all matters as shown on plat of record in Plat Cabinet B, Slide 38B, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,520.80**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 18,698.09**

**TAX ID:** 071AD-001 **TAX SALE:** 24

**TRUSTEE FILE:** 170

**OWNER(S) & ADDRESS(ES):**

Kenneth H. Comerford
Tammy L. Comerford
1121 Loves Creek Road, Knoxville, TN 37924
915 Chickamauga Ave. Knoxville, TN 37917

**COMMON DESCRIPTION:**

1121 Loves Creek Road
202 x 194

**LEGAL DESCRIPTION:**

SITUATED in the Seventh Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, being known and designated as all of Lots 1, 2, 3, and 4, Block A, Loveland Addition, as shown on map of the same in Plat Cabinet A, Slide 302C (formerly Map Book 9, Page 84), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

**DERIVATION:**

BEING the same property conveyed to Kenneth H. Comerford and wife, Tammy L. Comerford by Warranty Deed from William David Swaney and wife, Ruby Lillian Swaney, dated December 22, 1988, recorded January 3, 1989, and of record in Book 1966 Page 871 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded a Notice of Lien against Kenneth H. Comerford and Tammy L. Comerford, in the amount of $6,543.25, plus penalty and costs, for demolition of structure and debris removal, as Instrument No. 201905310070807 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record915 Chickamauga Ave., Knoxville, TN 37917. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

2. The City of Knoxville and Knox County, Tennessee recorded an Abstract and Notice of Lien Lis Pendens against Kenneth H. Comerford and Tammy L. Comerford, as delinquent taxpayers and property owners, for no payment of property taxes, recorded April 30, 2019, as Instrument No. 201904300063731in the Register's Office for Knox County, Tennessee. Attorney for City of Knoxville, Douglas Gordon, PO Box 1631, Knoxville, TN 37901 and Attorney for Knox County, David L. Buuck, PO Box 70, Knoxville, TN 37901. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902 and Glenn Jacobs, Mayor of Knox County, Tennessee, 400 Main St. Suite 615, Knoxville, TN 37902

3. The City of Knoxville recorded a Notice of Lien against Kenneth H. Comerford and Tammy L. Comerford, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded on October 26, 2018 as Instrument No. 201810260026767 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

4. The City of Knoxville recorded an Order against Kenneth H. Comerford and Tammy L. Comerford for immediate rehabilitation of the structure, recorded August 23, 2017 as Instrument No. 201708230012419 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

5. The City of Knoxville recorded a Complaint against Kenneth H. Comerford and Tammy L. Comerford for violation of neighborhood codes recorded July 14, 2017 as Instrument No. 201707140002845 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

6. The City of Knoxville recorded a Notice of Lien against Kenneth H. Comerford and Tammy L. Comerford, in the amount of $300.00, plus penalty and costs, for lot cleaning and debris removal, recorded on August 9, 2016 as Instrument No. 201608090009399 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

7. The City of Knoxville recorded a Notice of Lien against Kenneth H. Comerford and Tammy L. Comerford, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded on October 30, 2015 as Instrument No. 201510300026914 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

8. The City of Knoxville recorded a Notice of Lien against Kenneth H. Comerford and Tammy L. Comerford, in the amount of $398.00, plus penalty and costs, for lot cleaning and debris removal, recorded on September 15, 2015 as Instrument No. 201509150017255 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE.

**OTHER MATTERS AFFECTING TITLE:** NONE.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,917.76**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 16,062.08**

**TAX ID:** 071AF-017 **TAX SALE:** 24

**TRUSTEE FILE:** 171

**OWNER(S) & ADDRESS(ES):**

Steven Burress Cliff
1316 Roosevelt Road
Knoxville, TN 37914

**COMMON DESCRIPTION:**

1312 Roosevelt Road
50 x 120

**LEGAL DESCRIPTION:**

SITUATED in District Seven (7) of Knox County, Tennessee, and within the 32nd Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lots 13 and 14, Block 7, Loveland Heights Addition, as shown by mp of record in Map Cabinet A, Slide 268-D (Map Book 8, page 69), in the Knox County Register's Office, said lots having a combined frontage of 50 feet on the east side of Roosevelt Street and running back between parallel lines 120 feet.

**DERIVATION:**

BEING part of the same property conveyed to Steven Burress Cliff by Quitclaim Deed from Steven Burress Cliff and Parker Bruce Cliff, Trustees and their successors in trust under the Edgar Burress Cliff and Otella P. Cliff Revocable Living Trust dated April 23, 2002, said Quitclaim Deed being dated December 5, 2013, and recorded as instrument No. 201312200038349, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Matters depicted or disclosed by map recorded in Map Cabinet A, Slide 268-D (Map Book 8, page 69), in the Knox County Register's Office.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Joseph H. Huie, Attorney
BPR #009104

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024:** $ 1,300.03

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 505.00**

**TAX ID:** 071AF-018 **TAX SALE:** 24

**TRUSTEE FILE:** 172

**OWNER(S) & ADDRESS(ES):**

Steven Burress Cliff
1316 Roosevelt Road, Knoxville, TN 37914

**COMMON DESCRIPTION:**

1316 Roosevelt Road, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in District No. Seven of Knox County, Tennessee, and within the 32nd Ward of the City of Knoxville, Tennessee, and being known and designated as Lots 11and 12, Block 7, Loveland Heights Addition, as shown by map of record in Plat Cabinet A, Slide 268-D, formerly Map Book 8, page 69, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Steven Burress Cliff, by Quit Claim Deed dated December 5, 2013, from Steven Burress Cliff and Parker Bruce Cliff, Trustees and their successors in trust under the Edgar Burress Cliff and Otella P. Cliff Revocable Living Trust dated April 23, 2002, recorded as Instrument Number 201312200038349, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART OF the same property conveyed to Steven Burress Cliff, by Quit Claim Deed dated December 5, 2013, from Steven Burress Cliff and Parker Bruce Cliff, Trustees and their successors in trust under the Edgar Burress Cliff and Otella P. Cliff Revocable Living Trust dated April 23, 2002, recorded as Instrument Number 201312200038349, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2016 Knox County taxes are delinquent in the amount of $775.22, if paid in 3/2023;
2017 Knox County taxes are delinquent in the amount of $741.72, if paid in 3/2023;
2018 Knox County taxes are delinquent in the amount of $682.86, if paid in 3/2023;
2019 Knox County taxes are delinquent in the amount of $624.00, if paid in 3/2023;
2020 Knox County taxes are delinquent in the amount of $565.14, if paid in 3/2023;
2021 Knox County taxes are delinquent in the amount of $806.23, if paid in 3/2023;
2022 Knox County taxes are delinquent in the amount of $368.45, if paid in 3/2023;

2. 2016 Knoxville City taxes are delinquent in the amount of $641.31, if paid in 3/2023;
2017 Knoxville City taxes are delinquent in the amount of $935.20, if paid in 3/2023;
2018 Knoxville City taxes are delinquent in the amount of $843.99, if paid in 3/2023;
2019 Knoxville City taxes are delinquent in the amount of $752.78, if paid in 3/2023;
2020 Knoxville City taxes are delinquent in the amount of $661.57, if paid in 3/2023;
2021 Knoxville City taxes are delinquent in the amount of $570.36, if paid in 3/2023;
2022 Knoxville City taxes are due in the amount of $1,027.99, if paid by 3/2023.

3. City of Knoxville, Tennessee, has Notice of Liens recorded as Instrument Numbers 202211090028110 and 20211170029747, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

NONE FOUND IN KNOX COUNTY PROBATE DIVISION VERIFICATION IF ONE AND SAME regarding Obituary of Steven Cliff; see https://www.dignitymemorial.com/obituaries/knoxville-tn/steven-cliff-9184052

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as shown by map of record Plat Cabinet A, Slide 268-D, formerly Map Book 8, page 69, and Deed Book 9836, page 373, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

4. The vesting deed contains additional property – a total of 4 lots. Said vesting deed states that the said lots have a combined frontage of 50-feet on the East side of Roosevelt Road; each lot is 25-feet by 120-feet, so all four lots would have a combined road frontage of 100-feet – a survey is highly suggested.

5. KGIS map showing part of the residence is located on 1312 Roosevelt Road – so subject to taxes, liens, deeds of trust, encumbrances, etc. of record against this subject property if survey deems encroachment of home onto adjoining lot.

6. The vesting deed states Grantor as the Edgar Burress Cliff and Otella P. Cliff Revocable Living Trust dated April 23, 2002; however, the Trust documents are not recorded and a Certification of Trust is also not recorded; subject to any probate concerns for previous beneficiaries of the Trust, Edgar B. Cliff and Otella P. Cliff.

7. Subject to probate matters concerning the death of Steven John Cliff, if verified to be deceased.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,907.12**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,121.88**

**TAX ID:** 071ID-011 **TAX SALE:** 24

**TRUSTEE FILE:** 175

**OWNER(S) & ADDRESS(ES):**

O. W. Coleman and Ruth Coleman (both deceased)
Betty Coleman Kinsland (heir)
Bobby Coleman (heir- deceased)
Glendell Coleman Bunch (heir- deceased)
317 Macedonia Lane, Knoxville, TN 37914

**COMMON DESCRIPTION:**

317 Macedonia Lane, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in Civil District No. Seven (7) of Knox County, Tennessee, and within the 31st Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot No. 8 in the Herbert H. Hall Subdivision, as shown by map of same of record in Plat Cabinet A, slide 81-B, formerly Map Book 18, page 59, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made, said lot having a frontage of 100 feet on the Western side of Macedonia Lane and extending back in a Westerly direction therefrom 199.77 feet on the Northern side of 182.40 feet on the Southern line and having a width in the rear of 101.53 feet.

BEING the same property conveyed to G. W. Coleman and wife, Ruth Coleman, by Warranty Deed dated April 20, 1989, from Emory L. Gilstrap, unmarried, Sole Heir at Law of Doris Nadine Lewis Gilstrap, deceased, recorded on April 21, 1989 in Deed Book 1975, page 548, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Affidavit recorded on August 12, 1993 in Warranty Deed Book 2114, page 593, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to G. W. Coleman and wife, Ruth Coleman, by Warranty Deed dated April 20, 1989, from Emory L. Gilstrap, unmarried, Sole Heir at Law of Doris Nadine Lewis Gilstrap, deceased, recorded on April 21, 1989 in Deed Book 1975, page 548, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Affidavit recorded on August 12, 1993 in Warranty Deed Book 2114, page 593, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $2,412.50, if paid by 12/2023;
2013 Knox County taxes are delinquent in the amount of $1,924.28, if paid by 12/2023;
2014 Knox County taxes are delinquent in the amount of $1,810.70, if paid by 12/2023;
2015 Knox County taxes are delinquent in the amount of $1,697.12, if paid by 12/2023;
2016 Knox County taxes are delinquent in the amount of $1,583.53, if paid by 12/2023;
2017 Knox County taxes are delinquent in the amount of $1,496.91, if paid by 12/2023;
2018 Knox County taxes are delinquent in the amount of $1,381.17, if paid by 12/2023;
2019 Knox County taxes are delinquent in the amount of $1,265.43, if paid by 12/2023;
2020 Knox County taxes are delinquent in the amount of $1,449.69, if paid by 12/2023;
2021 Knox County taxes are delinquent in the amount of $1,033.90, if paid by 12/2023;
2022 Knox County taxes are delinquent in the amount of $751.00, if paid by 12/2023;
2023 Knox County taxes are due in the amount of $653.00, if paid by 02/2024.

2. 2013 City of Knoxville taxes are delinquent in

the amount of $385.34, if paid by 12/2023;

2014 City of Knoxville taxes are delinquent in the amount of $2,476.92, if paid by 12/2023;

2015 City of Knoxville taxes are delinquent in the amount of $2,298.98, if paid by 12/2023;

2016 City of Knoxville taxes are delinquent in the amount of $2,121.05, if paid by 12/2023;

2017 City of Knoxville taxes are delinquent in the amount of $1,959.67, if paid by 12/2023;

2018 City of Knoxville taxes are delinquent in the amount of $1,780.21, if paid by 12/2023;

2019 City of Knoxville taxes are delinquent in the amount of $1,600.75, if paid by 12/2023;

2020 City of Knoxville taxes are delinquent in the amount of $1,421.29, if paid by 12/2023;

2021 City of Knoxville taxes are delinquent in the amount of $1,241.82, if paid by 12/2023;

2022 City of Knoxville taxes are delinquent in the amount of $1,087.72, if paid by 12/2023;

2023 City of Knoxville taxes are due in the amount of $906.43, if paid by 02/2024.

3. First Tennessee Bank, N.A. has a Deed of Trust executed by Betty Coleman Kinsland, dated May 2, 2006, in the original amount of $37,720.08, recorded on June 5, 2006 as Instrument Number 200606050102090, in the Register's Office for Knox County, Tennessee. Said Deed of Trust being modified by Modification of Note and Deed of Trust dated January 18, 2011, extending the maturity dated to January 3, 2030, recorded on February 7, 2011 as Instrument Number 201102070047453, in said Register's Office, and see Appointment of Successor Trustee recorded as Instrument Number 201706200077378, all in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Otis Coleman died 01/17/1993; his Estate probated as Docket Number 48718-3, in the Knox County Probate; he devised his property to his wife, Ruth Coleman, in Will Book 97, page 516, but she predeceased him on 11/15/1992 according to an Affidavit recorded in Deed Book 2114, page 593, in the Register's Office for Knox County, Tennessee. The will of Otis says upon Ruth's death, the house goes to his three children: Bobby Coleman, Betty Coleman Kinsland and Glendell Coleman Bunch. Glendell Coleman Bunch died on 09/12/2016, it is stated in Glendell's obituary that her brother, Bobby N. Coleman, predeceased her. Glendell's children named in the obituary are Daniel B. Romines, Richard T. Bunch, Steven D. Bunch and Carla Bunch McMillan, and step-children: Teresa Bunch Stubbs and Carl T. Bunch, III.

Subject to any further heirs, creditors and/or probate issues.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances, as shown by plat recorded in Plat Cabinet B, Slide 257C, formerly Map Book 18, page 59 in the Register's Office for Knox County, Tennessee.

2. Subject to any probate concerns, if any, regarding Glendell Coleman Bunch.

3. Subject to any probate concerns, if any, regarding Bobby N. Coleman.

4. Subject to restrictions and zoning ordinances recorded in Deed Book 888, page 317, Amended in Deed Book 1953, page 138, in the Register's Office for Knox County, Tennessee.

5. Subject to setbacks of 25-feet on the front and zoning all other lot lines, as shown by plat of record aforesaid.

6. Subject to an old abandoned road along the rear of the lot, as shown by plat of record aforesaid.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 16,157.11**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 18,386.81**

**TAX ID:** 071PA-006 **TAX SALE:** 24

**TRUSTEE FILE:** 178

**OWNER(S) & ADDRESS(ES):**

Mary Ann Lewis (deceased)
(listed in public records)
207 Hidell Road, Knoxville, TN 37914

**COMMON DESCRIPTION:**

207 Hidell Road, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

Tract One:

SITUATED in District No. One of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 24, Block B, Knoxville Savings and Loan Bank's revision of the Torbett Additions to Knoxville, Tennessee, as shown by map of record in Plat Cabinet A, Slide 81-B, formerly Map Book 3, page 108, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description thereof. Said lot which fronts 50 feet on the south west side of Easton Avenue and extends back between parallel lines in a southwestwardly direction 120 feet to an alley.

BEING the same property conveyed to Mary A. Lewis, by Warranty Deed dated February 9, 1998, from Mary Ann Lewis, Trustee UDT, recorded in Deed Book 2280, page 380, in the Register's Office for Knox County, Tennessee.

Tract Two:

SITUATED in the First (1st) Civil District of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, being a portion of the East half of a 10-foot unnamed alley closed previously by City Ordinance No. 5853, said portion of alley being bounded on the East by Lot 24 of Torbett Addition and being more particularly described as follows:

COMMENCING on an iron pin located at the intersection of the centerline of subject alley and the North line of Asheville Highway, 53-feet from the center thereof, said pin being the Easternmost corner to Lot 44R2 of said Addition; thence, with the centerline of subject alley and the East line of Lot 44R2, North 38 deg. 10 min. 44 sec. West, 87.88 feet to an iron pin, the point of BEGINNING; thence from said point of beginning and continuing with the center line of subject alley and the East line of Lot 44R2, North 37 deg. 57 min. 34 sec. West, 49.93 feet to an iron pin; thence leaving the East line of Lot 44R2 and crossing subject alley, Northeasterly 5-feet, more or less, to ¾ inch pipe, a corner common to Lots 24 and 25 of said addition; thence with the East line of subject alley and the West lie of Lot 24, Southeasterly 50-feet, more or less, to a ¾ inch pipe, a corner common to Lots 23 and 24 of said addition; thence leaving the West line of Lot 24 and crossing subject alley, Southwesterly 5-feet, more or less, to the point of BEGINNING, according to the survey of Ned D. Ferguson, RLS No. 1643, dated June 7, 2004, and bearing Drawing Number IC404-2-1C103, and entitled Resubdivision of Lots 43R and 44R, Torbett Addition. Bearings are referenced to Grid North.

Easements are reserved for all drainage facilities and utilities, if any, located in or within 5-feet of the property described herein.

BEING the same property conveyed to Mary A. Lewis, by Warranty Deed dated February 9, 1998, from Mary Ann Lewis, Trustee UDT, recorded in Deed Book 2280, page 380, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Mary A. Lewis, by Warranty Deed dated February 9, 1998, from Mary Ann Lewis, Trustee UDT, recorded in Deed Book 2280, page 380, in the Register's Office for Knox County, Tennessee, and BEING the same property conveyed to Mary A. Lewis, by Warranty Deed dated February 9, 1998, from Mary Ann Lewis, Trustee UDT, recorded in Deed Book 2280, page 380, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2018 Knox County taxes are delinquent in the amount of $513.68, if paid by 11/30/2023;

2019 Knox County taxes are delinquent in the amount of $473.36, if paid by 11/30/2023;

2020 Knox County taxes are delinquent in the amount of $733.04, if paid by 11/30/2023;

2021 Knox County taxes are delinquent in the amount of $392.72, if paid by 11/30/2023;

2022 Knox County taxes are delinquent in the amount of $287.50, if paid by 11/30/2023;

2023 Knox County taxes are due in the amount of $250.00.

2. 2018 City of Knoxville taxes are delinquent in the amount of $630.40, if paid by 11/30/2023;

2019 City of Knoxville taxes are delinquent in the amount of $2,357.15, if paid by 11/30/2023;

2020 City of Knoxville taxes are delinquent in the amount of $1,582.55, if paid by 11/30/2023;

2021 City of Knoxville taxes are delinquent in the amount of $442.80, if paid by 11/30/2023;

2022 City of Knoxville taxes are delinquent in the amount of $415.81, if paid by 11/30/2023;

2023 City of Knoxville taxes are due in the amount of $346.51.

3. City of Knoxville has a Notice of Lien recorded as Instrument Number 201902040045806, in the Register's Office for Knox County, Tennessee.

4. Neighborhood Codes Endorsement, Department of Plans Review & Inspections, has a Complaint recorded as Instrument Number 201906070072748, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has a Notice of Lien recorded as Instrument Number 201908020008284, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville has an Order to properly board and secure the structure, recorded as Instrument Number 201908140011314, in the Register's Office for Knox County, Tennessee.

7. City of Knoxville has a Notice of Lien recorded as Instrument Number 201909120018304, in the Register's Office for Knox County, Tennessee.

8. City of Knoxville has a Notice of Lien recorded as Instrument Number 201911140033556, in the Register's Office for Knox County, Tennessee.

9. Neighborhood Codes Endorsement, Department of Plans Review & Inspections, has a Complaint recorded as Instrument Number 201911180034418, in the Register's Office for Knox County, Tennessee.

10. City of Knoxville has an Order to properly board and secure the structure, recorded as Instrument Number 201912180041445, in the Register's Office for Knox County, Tennessee.

11. City of Knoxville has a Notice of Lien recorded as Instrument Number 202002200055419, in the Register's Office for Knox County, Tennessee.

12. City of Knoxville has a Notice of Lien recorded as Instrument Number 202006230085763, in the Register's Office for Knox County, Tennessee.

13. City of Knoxville has a Notice of Lien recorded as Instrument Number 202006230085764, in the Register's Office for Knox County, Tennessee.

14. United States of America Department of Justice has a Notice of Lien for Fine and/or Restitution Imposed Pursuant to the Anti-Terrorism and Effective Death Penalty Act of 1996, against David Christopher Lewis, in the original amount of $370,100.00, recorded as Instrument Number 202209060015375, in the Register's Office for Knox County, Tennessee. (Possible lien against heir of Mary Ann Lewis, David Lewis.)

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Nothing found in Knox County Probate for Mary Ann Lewis; however, obituary found at https://www.legacy.com/us/obituaries/knoxnews/name/mary-lewis-obituary?id=16725957

Marry Ann Lewis died on or about August 29, 2017. Per obituary her heirs were named as David Lewis and Vonda Bruce.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances,

as shown by plat recorded in Plat Cabinet A, Slide 81-B, formerly Map Book 3, page

108, in the Register's Office for Knox County, Tennessee.

2. Subject to the probate concerns regarding the death of Mary Ann Lewis.

3. Need an Affidavit of Heirship concerning the death of Mary Ann Lewis.

4. Subject to utility easements reserved in Instrument Number 200409090021639, in the Register's Office for Knox County, Tennessee.

5. Recommend a survey to get a new metes and bounds description after the property conveyed by the City of Knoxville in Instrument number 200409090021639, was added to Lot 24.

6. This property was held in a Trust at various times from 1994 to 1998 and the Trust Agreement was not of record – subject to what is stated in the Trust as far as conveying property, etc.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,183.44**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,224.42**

**TAX ID:** 072-13306 **TAX SALE:** 24

**TRUSTEE FILE:** 182

Nancy A. Perry Jenkins
800 Cactus Bend Drive
Pflugerville, TX 78660-3836

**COMMON DESCRIPTION:**

1107 Ratliff Lane

**LEGAL DESCRIPTION:**

SITUATED in District No. 8 of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being all of Lot Number 6 of the Property of the Ollie Perry Killingsworth heirs, as shown by map of same of record in Map Book 78-S, page 50, in the Knox County Register's Office, to which map specific reference is hereby made for a more particular description.

**DERIVATION:**

BEING the same property conveyed to Nancy A. Perry Jenkins by Quitclaim Deed from Savannah Perry Banks, et. al., recorded in Deed Book 1808, page 397, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Matters depicted or disclosed by map recorded in Map Cabinet F, Slide 81-A (Map Book 78-S, page 50), in the Knox County Register's Office.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,339.24**

**TAX ID:** 072-21801 **TAX SALE:** 24

**TRUSTEE FILE:** 183

**OWNER(S) & ADDRESS(ES):**

Jerry A. Nichols (deceased)
Donna Watson (heir)
Annette Smith (heir)
Lisa Nichols (heir)
7512 Palmer Lane, Knoxville, TN 37914
1171 Armstrong Avenue, Apt. 205, Knoxville, TN 37917
8019 Seven Islands Road, Knoxville, TN 37920 (Donna Watson, daughter)
2321 Maples Crossing Road, Kodak, TN 37764 (Annette Smith, daughter)

**COMMON DESCRIPTION:**

7512 Palmer Lane, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in Civil District No. Eight (8) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, being a certain tract of land located on a private road that runs off Brakebill Road, through the property of Sam Wilson, and being a part of the land described in Deed Book 456, Page 40, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in a line that runs South 85 deg. 00 min. East, between the property of Sam Wilson and Day and being 1,299 feet, more or less, from Brakebill Road; Thence, from said iron pin, North 85 deg. 00 min. West, 143 feet to an iron pin; Thence, South 5 deg. 00 min. West, 157 feet to an iron pin; Thence, South 85 deg. 00 min. East, 143 feet to an iron pin; Thence, North 5 deg. 00 min. East, 157 feet to the point of BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO Jerry A. Nichols from Mossie A. Nichols Clemons by Quit Claim Deed dated February 20, 1989, and filed of record on May 16, 2012 as Instrument Number 201205160064644, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING THE SAME PROPERTY CONVEYED TO Jerry A. Nichols from Mossie A. Nichols Clemons by Quit Claim Deed dated February 20, 1989, and filed of record on May 16, 2012 as Instrument Number 201205160064644, in the Register's Office for Knox County, Tennessee

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $220.10, if paid by 12/2023;

2013 Knox County taxes are delinquent in the amount of $213.51, if paid by 12/2023;

2014 Knox County taxes are delinquent in the amount of $203.61, if paid by 12/2023;

2015 Knox County taxes are delinquent in the amount of $193.71, if paid by 12/2023;

2016 Knox County taxes are delinquent in the amount of $183.81, if paid by 12/2023;

2017 Knox County taxes are delinquent in the amount of $126.50, if paid by 12/2023;

2018 Knox County taxes are delinquent in the amount of $120.38, if paid by 12/2023;

2019 Knox County taxes are delinquent in the amount of $114.26, if paid by 12/2023;

2020 Knox County taxes are delinquent in the amount of $408.14, if paid by 12/2023;

2021 Knox County taxes are delinquent in the amount of $102.02, if paid by 12/2023;

2022 Knox County taxes are delinquent in the amount of $28.80, if paid by 12/2023;

2023 Knox County taxes are due in the amount of $25.00, if paid by 02/2024.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

1. Jerry Allen Nichols passed away unmarried/divorced and Intestate on May 8, 2012, as shown in Docket No. 72419-1, in the Chancery Court for Knox County, Tennessee, Probate Division. His Heirs at Law are his children and are as follows: Donna Watson, Annette Smith and Lisa Nichols. Said Estate was dismissed for lack of prosecution and administration.

2. Former owner, Mossie A. Nichols Clemons, Quit Claimed her interest in the subject property to Jerry A. Nichols by Instrument Number 201205160064644, in said Register's Office. The potential problem is it was acknowledged on February 20, 1989 but wasn't recorded until May 26, 2012, after Jerry passed away. If Mossie A. Nichols Clemons passed away between those two dates the property would be subject to any Probate concerns, since it wasn't stated on the deed she was his wife. Probate was not found for her in the Knox County Chancery Court, Probate Division nor an obituary located.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to all matters as shown on plat of record in Plat Cabinet J, Slide 284-D, in the Register's Office for Knox County, Tennessee. (The footage on this plat doesn't match the footage in the property description in the vesting deed).

2. A survey is highly suggested. The footage dimensions on the Deed does not match the tax map footage dimensions.

3. Subject to utility and drainage easements of 10 foot inside all lot lines, as shown on plat of record in Plat Cabinet J, Slide 284-D, in the Register's Office for Knox County, Tennessee.

4. Subject to setback lines per governmental zoning regulations, and as shown on plat of record in Plat Cabinet J, Slide 284-D, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,128.76**

**TAX ID:** 074-119 **TAX SALE:** 24

**TRUSTEE FILE:** 189

**OWNER(S) & ADDRESS(ES):**

Heirs of James A. Brooks and Mahala [illegible]erts Brooks
11800 E. 49th Fairv[illegible]e
Tucson, A[illegible] 85749

**C[illegible]RI[illegible]N:**

99 [illegible] S[illegible]

**LEG[illegible]SCRIPT[illegible]**

BE[illegible]NG on _____ northeast corner to Church lot; thence with the line of Church lot, North 88 deg. West, 14 poles to stone planted; thence North 11 ½ poles to a stone planted; thence South 88 deg. East, 14 poles to a small white oak; thence South 33 ½ poles to the BEGINNING.

**DERIVATION:**

For reference to title see Resolution recorded as Instrument No. 201903010050993, as corrected by Instrument No. 202206300097724, both in the Knox County Register's

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Office. See also deed to the Knox County Board of Education recorded in Deed Book 946, page 285, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,737.71**

**TAX ID:** 0760A-010 **TAX SALE:** 24

**TRUSTEE FILE:** 192

**OWNER(S) & ADDRESS(ES):**

David R. Dunlap, Sr.
(listed in public records)
111 Venus Road Oak Ridge, TN 37830

**COMMON DESCRIPTION:**

9149 Oak Ridge Highway, Oak Ridge, TN 37830

**LEGAL DESCRIPTION:**

SITUATED in District No. Six of Knox County, Tennessee, and without the corporate limits of any municipality, and being all of Lot 1, Unit 4, Burchfield Heights Addition, as shown by map of record in Plat Cabinet B, Slide 389-A, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING PART of the same property conveyed to David R. Dunlap, Sr., by Quit Claim Deed dated July 2, 2004, from David R. Dunlap, Sr. Personal Representative of the Estate of Elizabeth L. Dunlap, a/k/a E. Leslie Dunlap, deceased, recorded as Instrument Number 200407060001349, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART of the same property conveyed to David R. Dunlap, Sr., by Quit Claim Deed dated July 2, 2004, from David R. Dunlap, Sr. Personal Representative of the Estate of Elizabeth L. Dunlap, a/k/a E. Leslie Dunlap, deceased, recorded as Instrument Number 200407060001349, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2017 Knox County taxes are delinquent in the amount of $21,713.14, if paid by 11/30/2023;

2018 Knox County taxes are delinquent in the amount of $751.89, if paid by 11/30/2023;

2019 Knox County taxes are delinquent in the amount of $690.87, if paid by 11/30/2023;

2020 Knox County taxes are delinquent in the amount of $929.85, if paid by 11/30/2023;

2021 Knox County taxes are delinquent in the amount of $568.78, if paid by 11/30/2023;

2022 Knox County taxes are delinquent in the amount of $1,331.70, if paid by 11/30/2023;

2023 Knox County taxes are due in the amount of $1,158.00.

2. Knox County, Tennessee has a notice of Lien recorded as Instrument Number 201801310045328, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Order Closing Estate of Elizabeth Dunlap, Probate Court for Anderson County, Tennessee, Docket Number 01PB0104, dated June 22, 2016, in Minute Book 42, page 644.

**LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances, as shown by plat recorded in Plat Cabinet B, Slide 389-A, and Warranty Deed Book 903, page 344, Deed Book 914, page 169, Deed Book 990, page 255, Deed Book 1135, page 451, and in the Register's Office for Knox County, Tennessee.

2. Subject to probate concerns regarding the death of David R. Dunlap, Sr., if he is deceased.

3. When the Burchfield's conveyed lots in Unit 4, they would have restrictions stated on each individual deed but our lot was conveyed in two deeds and the restrictions were not stated on either of the two deeds. One stated subject to the Unit 4 restrictions which we did not find recorded.

4. Subject to the permanent drainage easement recorded in Deed Book 1863, page 402, in the Register's Office for Knox County, Tennessee.

5. Property is possible in a flood zone from nearby Clinch River.

6. Subject to final judgment from State of Tennessee ex rel, Robert F. Smith, commissioner, Department of Highway, State of Tennessee, dated April 18, 1975, recorded against E. Leslie Dunlap, in Deed Book 1552, page 38, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2023

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 28,067.23**

**TAX ID:** 079-100 **TAX SALE:** 24

**TRUSTEE FILE:** 198

**OWNER(S) & ADDRESS(ES):**

Harlas H. Gwinn, deceased
(listed in public records)
6419 Grapevine Lane, Knoxville, TN 37921
Michael Dewayne Gwinn, son
1530 Beaumont Avenue, Knoxville, TN 37921
Angela Marie Humbard, daughter
2300 Merchant Drive, Apt 114, Knoxville, TN 37912
Charles Lester Gwinn, son
100 Lee Hi Lane, Lenoir City, TN 37772

**COMMON DESCRIPTION:**

6419 Grapevine Lane, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in District No. Eight of Knox County, Tennessee, and particularly described as follows:

BEGINNING on an iron axle set in the Bell's line on the South side of a private driveway to Bell and Gwinn's residence same being corner to Millard Francis; thence, with Francis North 18 deg. 30 min. West, 521 feet to an iron pipe in Francis' line on the hill side and corner to Daniel Gwinn; thence, with said Gwinn North 55 deg. East, 140 feet to an iron pipe corner to said Daniel Gwinn; thence, South 18 deg. 30 min. East, 521 feet to an iron bar set in Bell's line on the South side of a private driveway and corner to Daniel Gwinn; thence, with Bell along the South side of said driveway, South 55 deg. West, 140 feet to the beginning, containing 1.61 acres more or less.

The first parties hereto reserve a twelve foot roadway along the South side of above described premises as now being used for the us of the Gwinn and Bell residence to and from the public highway.

BEING THE SAME PROPERTY CONVEYED TO Harlas Gwinn by the Last Will and Testament of Rose C. Gwinn as shown in Will Book 80, Page 1059, in the Chancery Court for Knox 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 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.

**DERIVATION:**

BEING THE SAME PROPERTY CONVEYED TO Harlas Gwinn by the Last Will and Testament of Rose C. Gwinn as shown in Will Book 80, Page 1059, in the Chancery Court for Knox County, Tennessee, Probate Division.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2017 Knox County taxes are delinquent in the amount of $816.93, if paid by 12/31/2023;

2018 Knox County taxes are delinquent in the amount of $3,040.40, if paid by 12/31/2023;

2019 Knox County taxes are delinquent in the amount of $8,552.19, if paid by 12/31/2023;

2020 Knox County taxes are delinquent in the amount of $964.05, if paid by 12/31/2023;

2021 Knox County taxes are delinquent in the amount of $1,147.38, if paid by 12/31/2023;

2022 Knox County taxes are delinquent in the amount of $10,317.40, if paid by 12/31/2023;

2023 Knox County taxes are due in the amount of $818.00.

2. No city taxes – property is not located in the City of Knoxville, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Harlas H. Gwinn was devised this property under the Last Will and Testament of Rose C. Gwinn, his mother, as shown in Will Book 80, Page 1059, in the Chancery Court for Knox County, Tennessee.

Harlas H. Gwinn (a/k/a Harles H. Gwinn) passed away unmarried on May 20, 2021, leaving behind his children, Charles Gwinn, Tony Gwinn, Michael Gwinn, and Angela Humbard. Per his Obituary, he was not survived by a spouse. No Probate was found for Harlas H. Gwinn in the Chancery Court for Knox County, Tennessee, Probate Division.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from September 1, 1992 through September 1,

**ATTORNEY NAME AND BPR NUMBER**

Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 26,333.25**

**TAX ID:** 079MA-046 **TAX SALE:** 24

**TRUSTEE FILE:** 200

**OWNER(S) & ADDRESS(ES):**

Linda Breeden Burson
6625 Ellesmere Drive
Knoxville, TN 37921
Gerald E. Breeden
6801 Ellesmere Dr.
Knoxville, TN 37921
6141 Western Ave.
Knoxville, TN 37921

**COMMON DESCRIPTION:**

6141 Western Ave.
Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 42nd Ward of the City of Knoxville, being part of Lot No. 14 in DOLL TOWN ADDITION, as shown by map of record in Map Book 8, Page 52, in the Register's Office for Knox County, Tennessee, said portion of said lot fronting 100 feet on the Northeast side of Oak Ridge Highway No. 62, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the Northeast line of Oak Ridge Highway No. 62, distance in a Southeasterly direction 118.40 feet, more or less from the point of intersection of Oak Ridge Highway No. 62 with Short Road, and marking common corner of Lots 13 and 14; thence North 19 deg. 53 min. East with the diving line between Lots 13 and 14, 394.27 feet ti an iron pin; thence South 70 sed. 10 min. East 100 feet to an iron pin in the dividing line between Lots 14 and 15; thence South 19 deg. 54 min. West with the dividing line between Lots 14 and 15, 398.53 feet to an iron pin in the Northeast line of Oak Ridge Highway No. 62; thence with Oak Ridge Highway No. 62, North 67 deg. 42 min. West 100 feet to the point of BEGINNING, as shown by survey of Booby L. Mills, Surveyor, dated July 8, 1975.

Knox County, Tennessee, bearing date of September 13, 1978.

**DERIVATION:**

BEING the same property conveyed to Linda Breeden Burson by Quit Claim Deed from Nancy Lynn Breeden Nicely, dated November 12, 1998, recorded November 17, 1998, and of record in Book 2307, page 374 in the Register's Office for Knox County, Tennessee.

ALSO BEING the same property conveyed to Gerald E. Breeden and Nancy Lynn Breeden Nicely by Quit Claim Deed from Danny Lee Breeden, Steve Allen Breeden, Kenny Ray Breeden, Milbern H. Breeden, Jr., Charles Anthony Breeden, Susan J. Breeden Webber, Linda Breeden Burson and Peggy J. Breeden Harper, dated December 28, 1989, recorded October 19, 1990, and of record in Book 2022, page 1092, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The Department of the Treasury-Internal Revenue Service recorded a Notice of Federal Tax Lien against Gerald E. Breeden, in the amount of $50,777.30, for unpaid federal taxes as shown in Instrument No. 201903150053958 in the Register's Office for Knox County, Tennessee. Listed address of owner is 6801 Ellesmere Dr. Knoxville, TN 37921 Serve: The Department of the Treasury- Internal Revenue Service, Centralized Lien Operation, PO Box PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 346082319

2. The City of Knoxville recorded a Notice of Lien against Linda Breeden Burson, in the amount of $370.50 plus penalty and costs, for lot clearing and debris removal recorded July 25, 2022, as Instrument No. 202207250005278 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Slope and Construction Easement, to the State of Tennessee, of record in Instrument 200601040057224 in the Register's Office for Knox County, Tennessee, as may still apply

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,065.28**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,421.53**

**TAX ID:** 080BG-036 **TAX SALE:** 24

**TRUSTEE FILE:** 204

**OWNER(S) & ADDRESS(ES):**

Billy Lee and Ruth Trusley (deceased)
William Howard Trusley (heir – deceased)
Kenneth Lee Trusley (heir - deceased)
Diane Tankersley Trusley (heir to William Howard Trusley)
Denise Trusley (heir to Kenneth Lee Trusley)
(listed in public records)
5400 Wil-Loyd Road, Knoxville, TN 37912

**COMMON DESCRIPTION:**

5400 Wil-Loyd Road, Knoxville, TN 37912

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (formerly Eight) of Knox County, Tennessee, and within the 40th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 27, Block B of Kent McClain's Second Addition to Norwood, as shown by the map of same of record in Plat Cabinet B, Slide 359D (formerly Map Book 20, page 130), in the Register's Office for Knox County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the Northwest line of Merchant Drive with the Northeast line of Wil-Loyd Road; thence from said beginning point with the line of Wil-Loyd Road, North 18 deg. 57 min. West, 113.7 feet to an iron pin corner to Lot 26; thence with the line of said lot, North 64 deg. 10 min. East, 167.5 feet to an iron pin in the line of Lot 18; thence with the line of said lot, South 18 deg. 57 min. East, 86.2 feet to an iron pin in the Northwest line of Merchant Drive; thence with said line, South 55 deg. West, 173.5 feet to the place of BEGINNING, according to the survey of Batson & Himes, Engineers, Knoxville, Tennessee, Knoxville, Tennessee, dated March 23, 1965 and revised April 7, 1965.

BEING the same property conveyed to Billy Lee Trusley, and wife Ruth Trusley, by Warranty Deed dated May 24, 1965, from Dora I. Whaley, single, recorded in Deed Book 1288, page 948, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Billy Lee Trusley, and wife Ruth Trusley, by Warranty Deed dated May 24, 1965, from Dora I. Whaley, single, recorded in Deed Book 1288, page 948, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2015 Knox County taxes are delinquent in the amount of $1,487.63, if paid by 11/30/2023;

2016 Knox County taxes are delinquent in the amount of $1,387.91, if paid by 11/30/2023;

2017 Knox County taxes are delinquent in the amount of $944.00, if paid by 11/30/2023;

2018 Knox County taxes are delinquent in the amount of $872.00, if paid by 11/30/2023;

2019 Knox County taxes are delinquent in the amount of $800.00, if paid by 11/30/2023;

2020 Knox County taxes are delinquent in the amount of $1,028.00, if paid by 11/30/2023;

2021 Knox County taxes are delinquent in the amount of $656.00, if paid by 11/30/2023;

2022 Knox County taxes are delinquent in the amount of $496.04, if paid by 11/30/2023;

2023 Knox County taxes are due in the amount of $437.00.

2. 2015 City of Knoxville taxes are delinquent in the amount of $2,006.82, if paid by 11/30/2023;

2016 City of Knoxville taxes are delinquent in the amount of $1,850.64, if paid by 11/30/2023;

2017 City of Knoxville taxes are delinquent in the amount of $1,215.31, if paid by 11/30/2023;

2018 City of Knoxville taxes are delinquent in the amount of $1,103.70, if paid by 11/30/2023;

2019 City of Knoxville taxes are delinquent in the amount of $992.09, if paid by 11/30/2023;

2020 City of Knoxville taxes are delinquent in the amount of $880.48, if paid by 11/30/2023;

2021 City of Knoxville taxes are delinquent in the amount of $768.87, if paid by 11/30/2023;

2022 City of Knoxville taxes are delinquent in the amount of $715.39, if paid by 11/30/2023;

2023 City of Knoxville taxes are due in the amount of $606.26.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Billy Lee Trusley (a/k/a Bill L. Trusley) died on or about May 26, 2002. No probate found for him in Knox County, Tennessee. Ruth Trusley (a/k/a Mary Ruth Trusley) died unmarried and testate on or about March 7, 2014. Her Last Will and Testament is recorded in Will Book 214, Page 485 and probated in Docket No. 75086-1 in the Chancery Court for Knox County, Tennessee, Probate Division. The residuary beneficiaries of her Estate were William Howard Trusley and Kenneth Lee Trusley. William Howard Trusley died on or about January 2, 2015. His Last Will and Testament is recorded in Will Book 223, Page 62, and probated in Docket No. 76286-1, in the Chancery Court for Knox County, Tennessee, Probate Division. The residuary beneficiary of his Estate was his wife, Diane Tankersley Trusley. Kenneth Lee Trusley died on or about February 15, 2016. No probate found for him in Knox County, Tennessee. Per his obituary he was married to Denise Trusley and did have children, who's name(s) are not listed. Subject to probate matters for Kenneth Lee Trusley.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances, as shown by plat recorded in Map Book 20, page 130, in the Register's Office for Knox County, Tennessee.

2. Power of Attorney executed by Billy Lee Trusley, recorded in Book 13, page 008, and Book 12, page 802 in the Register's Office for Knox County, Tennessee.

3. Affidavit of Inheritance and Affidavit of Survivorship executed by Diane Tankersley

Trusley, regarding the deaths of Billy Lee Trusley on 05/26/2002, Ruth Trusley on 03/07/2014, and William Howard Trusley on 01/02/15, recorded as Instrument Number 201603280055244, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,959.48**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 10,917.40**

**TAX ID:** 080BK-019 **TAX SALE:** 24

**TRUSTEE FILE:** 205

**OWNER(S) & ADDRESS(ES):**

Crutchfield Family Limited Partnership, Dora Crutchfield, General Partner
5507 Melstone Road, Knoxville, TN 37912

**COMMON DESCRIPTION:**

Lot 18, Block B of Norwood Heights Subdivision, Unit 3

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 40th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 18, Block B, Norwood Heights Subdivision, Unit 3, as shown by map of same of record in Plat Cabinet C, Slide 173-D (formerly Map Book 25, page 170), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; and according to the survey of Kenneth D. Church, Surveyor, dated August 25, 1999 and bearing Work Order Number 99-08-26.

BEING the same property conveyed to Crutchfield Family Limited Partnership, Dora Crutchfield, General Partner, or nominees, successors, or holders of Power of Attorney, as

General Partner, from Alma Hudgins, unmarried, by Quit Claim Deed dated October 25, 1999, and recorded on April 4, 2000 as Instrument Number 20000404002230, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Crutchfield Family Limited Partnership, Dora Crutchfield, General Partner, or nominees, successors, or holders of Power of Attorney, as General Partner, from Alma Hudgins, unmarried, by Quit Claim Deed dated October 25, 1999, and recorded on April 4, 2000 as Instrument Number 20000404002230, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2015 Knox County taxes are delinquent in the amount of $2,280.89, if paid in 12/2023;

2016 Knox County taxes are delinquent in the amount of $2,220.15, if paid in 12/2023;

2017 Knox County taxes are delinquent in the amount of 1,742.00, if paid in 12/2023;

2018 Knox County taxes are delinquent in the amount of $1,606.64, if paid in 12/2023;

2019 Knox County taxes are delinquent in the amount of $1,471.28, if paid in 12/2023;

2020 Knox County taxes are delinquent in the amount of $1,635.92, if paid in 12/2023;

2021 Knox County taxes are delinquent in the amount of $1,200.56, if paid in 12/2023;

2022 Knox County taxes are delinquent in the amount of $866.00, if paid in 12/2023.

2023 Knox County taxes are due and payable in the amount of $753.00, if paid by 02/2024.

2. 2014 Knoxville City taxes are delinquent in the amount of $2,258.99, if paid in 12/2023;

2015 Knoxville City taxes are delinquent in the amount of $3,245.52, if paid in 12/2023;

2016 Knoxville City taxes are delinquent in the amount of $2,993.83, if paid in 12/2023;

2017 Knoxville City taxes are delinquent in the amount of $2,287.98, if paid in 12/2023;

2018 Knoxville City taxes are delinquent in the amount of $2,078.21. if paid in 12/2023;

2019 Knoxville City taxes are delinquent in the amount of $4,221.65, if paid in 12/2023;

2020 Knoxville City taxes are delinquent in the amount of $1,658.68, if paid in 12/2023;

2021 Knoxville City taxes are delinquent in the amount of $1,448.91, if paid in 12/2023;

2022 Knoxville City taxes are delinquent in the amount of $2,379.42, if paid in 12/2023.

2023 Knoxville City taxes are due and payable in the amount of $1,479.05, if paid by 2/2024.

3. Notice of Lien in favor of City of Knoxville recorded as Instrument Number 201907250005966; Instrument Number 201908060009005; Instrument Number 200909120018323; Instrument Number 201911140033660; Instrument Number 201911200035292; Instrument Number 202206070092133; Instrument Number 202211170029870; Instrument Number 202308220009825; and Instrument Number 202308220009956, all of record in the Register's Office for Knox County, Tennessee.

4. Judgment Lien in favor of Midland Funding LLC, against PRIOR OWNER, Alma Hudgins, served at 5507 Melstone Road, Knoxville, TN 37912, recorded as Instrument Number 201511060028838, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, restrictions and zoning ordinances as shown by map of record Plat Cabinet C, Slide 173-D (formerly Map Book 25, page 170), in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

4. Property is currently vested in Crutchfield Family Limited Partnership, Dora Crutchfield, General Partner. Dora Crutchfield is deceased, having died on or about February 7, 2005. Subject to any remaining Partners of Crutchfield Family Limited Partnership. If Dora Crutchfield was the Sole Partner, her heir as listed in her obituary was her daughter, Alma L. Hudgins. She was also pre-deceased by her son, James W. Crutchfield. Alma L. Hudgins is deceased, having died on or about December 15, 2018. Her heirs as listed in her obituary were daughters, Dena Tuchman and Kalyn Killngsworth and son, James Keith Hudgins.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 14,904.24**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 25,811.56**

**TAX ID:** 080CA-03204 **TAX SALE:** 24

**TRUSTEE FILE:** 206

**OWNER(S) & ADDRESS(ES):**

Margie J. Murphy
(listed in public records)
5203 Northside Drive, Knoxville, TN 37912
1328 Willow Grove Drive, Knoxville, TN 37932

**COMMON DESCRIPTION:**

5203 Northside Drive, Knoxville, TN 37912

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Five of Knox County, Tennessee, and within the 41st Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot Number Five of the Resubdivision of Lots 36 & 37, of Bradshaw Gardens Addition, Unit 2, as the same appears on plat of record in Plat Cabinet E, Slide 126-D, formerly Map Book 59-S, Page 37, in the Register's Office for Knox County, Tennessee, and which is more particularly bounded and described as follows:

BEGINNING at an iron rod located in the Northern right-of-way line of Northside Drive, said iron pin being located in a Westerly direction, 135 feet from the point of intersection of the Northern right-of-way line of Northside Drive and Western right-of-way line of Paris Avenue; thence with the Northern right-of-way line of Northside Drive, North 86 deg. 55 min. West, 75.0 feet to an iron rod; thence with Lot 6 of said Resubdivision, North 05 deg. 12 min. East, 150.0 feet to an iron rod; thence South 86 deg. 55 min. East, 75.0 feet to an iron rod; thence South 05 deg. 12 min. West, 150.0 feet to an iron rod, in the Northern right-of-way line of Northside Drive, the point of BEGINNING, according to survey of Michael E. Luethke, Surveyor, dated August 29, 1986, drawing number 86582.

BEING the same property conveyed to Margie J. Murphy, unmarried, from Gregory Victor Hubbard and wife, Sandra L. Hubbard, by Warranty Deed dated December 31, 1996, and filed of record January 2, 1997, in Deed Book 2236, Page 493, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Margie J. Murphy, unmarried, from Gregory Victor Hubbard and wife, Sandra L. Hubbard, by Warranty Deed dated December 31, 1996, and filed of record January 2, 1997, in Deed Book 2236, Page 493, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2014 Knox County taxes are delinquent in the amount of $271.96, if paid in 2/2023

2015 Knox County taxes are delinquent in the amount of $829.74 if paid in 2/2023;

2016 Knox County taxes are delinquent in the amount of $773.04 if paid in 2/2023;

2017 Knox County taxes are delinquent in the amount of $688.73 if paid in 2/2023;

2018 Knox County taxes are delinquent in the amount of $634.37 if paid in 2/2023;

2019 Knox County taxes are delinquent in the amount of $580.01 if paid in 2/2023;

2020 Knox County taxes are delinquent in the amount of $525.65 if paid in 2/2023;

2021 Knox County taxes are delinquent in the amount of $660.89 if paid in 2/2023;

2022 Knox County taxes are due in the amount of $410.00.

2. 2015 Knoxville City taxes are delinquent in the amount of $1,088.53 if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $999.72 if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $863.67 if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $779.55 if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $695.44 if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $611.32 if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $527.20 if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $579.91 if paid in 3/2023.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to all matters shown on map or plat of record in Plat Cabinet E, Slide 126-D, formerly Map Book 59-S, page 37, in the Register's Office for Knox County, Tennessee.

2. Restrictions, setback lines, and utility and drainage easements as per governmental zoning ordinances.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,979.14**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,806.85**

**TAX ID:** 080IF-024 **TAX SALE:** 24

**TRUSTEE FILE:** 208

**OWNER(S) & ADDRESS(ES):**

Jamey Freeman
4209 Walpine Lane, Knoxville, TN 37921

**COMMON DESCRIPTION:**

Lot 5, Walnoaks Unit 4, Block G

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 42nd Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 5, Block G, Walnoaks Subdivision, Unit 4, as shown by map of same of record in Plat Cabinet C, Slide 100C (formerly Map Book 24, page 64), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; and according to the survey of Stanley E. Hinds, dated 04/09/1992.

BEING the same property conveyed to Jamey Freeman, from Charles D. Ward, unmarried, by Warranty Deed dated August 8, 2008, and recorded on August 11, 2008 as Instrument Number 200808110010047, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Jamey Freeman, from Charles D. Ward, unmarried, by Warranty Deed dated August 8, 2008, and recorded on August 11, 2008 as Instrument Number 200808110010047, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2016 Knox County taxes are delinquent in the amount of 1,271.04, if paid in 12/2023;

2017 Knox County taxes are delinquent in the amount of 1,472.00, if paid in 12/2023;

2018 Knox County taxes are delinquent in the amount of $1,358.24, if paid in 12/2023;

2019 Knox County taxes are delinquent in the amount of $1,244.48, if paid in 12/2023;

2020 Knox County taxes are delinquent in the amount of $1,430.72, if paid in 12/2023;

2021 Knox County taxes are delinquent in the amount of $1,016.96, if paid in 12/2023;

2022 Knox County taxes are delinquent in the amount of $774.00, if paid in 12/2023.

2023 Knox County taxes are due and payable in the amount of $673.00, if paid by 02/2024.

2. 2015 Knoxville City taxes are delinquent in the amount of $1,739.37, if paid in 12/2023;

2016 Knoxville City taxes are delinquent in the amount of $2,093.95, if paid in 12/2023;

2017 Knoxville City taxes are delinquent in the amount of $1,926.06, if paid in 12/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,749.70, if paid in 12/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,573.34, if paid in 12/2023;

2020 Knoxville City taxes are delinquent in the amount of $1,396.98, if paid in 12/2023;

2021 Knoxville City taxes are delinquent in the amount of $1,220.63, if paid in 12/2023;

2022 Knoxville City taxes are delinquent in the amount of $1,120.04, if paid in 12/2023.

2023 Knoxville City taxes are due and payable in the amount of $933.37, if paid by 2/2024.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, restrictions and zoning ordinances as shown by map of record Plat Cabinet C, Slide 100C (formerly Map Book 24, page 64), in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,125.34**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,442.13**

**TAX ID:** 080KE-007 **TAX SALE:** 24

**TRUSTEE FILE:** 212

**OWNER(S) & ADDRESS(ES):**

Hazel S. Ballard
2017 Bradshaw Gardens Road, Knoxville, TN 37912
4111 Landon Drive, Knoxville, TN 37921

**COMMON DESCRIPTION:**

2017 Bradshaw Gardens Road, Knoxville, TN 37912

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 41st Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 18, Block "I", Bradshaw Gardens Addition, as shown by map of same of record in Plat Cabinet A Slide 295-D (formerly Map Book 9, page 57), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for more particular description.

BEING PART OF the same property conveyed to Hazel S. Ballard, from REO Management 2004, Inc., by Special Warranty Deed dated August 3, 2005, and recorded on August 18, 2005 as Instrument Number 200508180015816, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Hazel S. Ballard, from REO Management 2004, Inc., by Special Warranty Deed dated August 3, 2005, and recorded on August 18, 2005 as Instrument Number 200508180015816, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2014 Knox County taxes are delinquent in the amount of $789.29, if paid in 2/2023;

2015 Knox County taxes are delinquent in the amount of $1,112.72, if paid in 2/2023;

2016 Knox County taxes are delinquent in the amount of $1,034.96, if paid in 2/2023;

2017 Knox County taxes are delinquent in the amount of $587.60, if paid in 2/2023;

2018 Knox County taxes are delinquent in the amount of $541.52, if paid in 2/2023;

2019 Knox County taxes are delinquent in the amount of $495.44, if paid in 2/2023;

2020 Knox County taxes are delinquent in the amount of $449.36, if paid in 2/2023;

2021 Knox County taxes are delinquent in the amount of $602.08, if paid in 2/2023;

2022 Knox County taxes are due in the amount of $372.00, and become delinquent March 1, 2023.

2. 2012 Knoxville City taxes are delinquent in the amount of $737.13, if paid in 2/2023;

2013 Knoxville City taxes are delinquent in the amount of $1,508.48, if paid in 2/2023;

2014 Knoxville City taxes are delinquent in the amount of $1,599.40, if paid in 2/2023;

2015 Knoxville City taxes are delinquent in the amount of $1,477.56, if paid in 2/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,355.72, if paid in 2/2023;

2017 Knoxville City taxes are delinquent in the amount of $729.50, if paid in 2/2023;

2018 Knoxville City taxes are delinquent in the amount of $658.10, if paid in 2/2023;

2019 Knoxville City taxes are delinquent in the amount of $586.70, if paid in 2/2023;

2020 Knoxville City taxes are delinquent in the amount of $515.30, if paid in 2/2023;

2021 Knoxville City taxes are delinquent in the amount of $368.90, if paid in 2/2023;

2022 Knoxville City taxes are due in the amount of $516.27, and become delinquent March 1, 2023.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as set forth in Warranty Deed Book 458, pages 87 and 115; Warranty Deed Book 459, page 194 and 460; and Plat Cabinet A, Slide 295-D (formerly Map Book 9, page 57), in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

4. Adjoining Lot 17 is vacant land and owned by Hazel S. Ballard along with Lot 18, by Warranty Deed recorded as Instrument Number 200508180015816, in the Register's Office. There is a structure lying on both Lots 17 & 18 per the tax map.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,601.33**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,140.66**

**TAX ID:** 080KE-034 **TAX SALE:** 24

**TRUSTEE FILE:** 213

**OWNER(S) & ADDRESS(ES):**

Roger Branam
6430 Sevierville Pk
Knoxville, TN 37920

**COMMON DESCRIPTION:**

1918 Sandusky Rd.
Knoxville, TN 37912
50 x 162.3 x IRR

**LEGAL DESCRIPTION:**

SITUATED in the Fifth (5th) Civil District of Knox County, Tennessee, and within the 41st Ward of the City of Knoxville, Tennessee, and being known and designated as all of lot 8, Block I, in what is known as Bradshaw Gardens Subdivision, a subdivision to the City of Knoxville, Tennessee, as shown by map of record in Map Book 9, Page 57, in the Register's Office for Knox County, Tennessee, as now displayed in Plat Cabinet A, Slide 295-D in said Register's Office, to which map and plat cabinet specific reference is hereby made for a more particular description, which lot front 50-feet on Sandusky Drive.

**DERIVATION:**

BEING the same property conveyed to Roger Branam, by Warranty Deed, from Terry Cadar Smith and wife, Donna Smith, dated June 9, 1997, recorded June 10, 1997, of record in Book 2252, Page 701, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Tennessee Department of Labor & Workforce

Development filed a Notice of State Tax Lien against Roger Branam, individually, and d/b/a Bugman in an undisclosed amount, as Instrument No. 201304100066412. Listed address of owner is 4500 Woodland Pike, Knoxville, TN 37920. Serve Employment Security Division, Employer Accts-Delinquency Control, 220 French Landing Dr., Nashville, TN 37243, Account No. 0446-191 5, Lien No. 13-3450.

2. Department of the Treasury – Internal Revenue Service filed a Notice of Federal Tax Lien against Roger L. Branam in the amount of $7,178.0., as Instrument No. 201405020062292 in the Register's Office for Knox County, Tennessee. Listed address of owner is PO Box 9117, Knoxville, TN 37940-0117. Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 996420814/

3. Department of the Treasury – Internal Revenue Service filed a Notice of Federal Tax Lien against Roger L. Branam in the amount of $32,200.22, as Instrument No. 201408040007139 in the Register's Office for Knox County, Tennessee. Listed address of owner is PO Box 9117, Knoxville, TN 37940-0117. Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 112151814.

4. Department of the Treasury – Internal Revenue Service filed a Notice of Federal Tax Lien against Roger L. Branam in the amount of $43,901.15, as Instrument No. 201408120009005 in the Register's Office for Knox County, Tennessee. Listed address of owner is PO Box 9117, Knoxville, TN 37940-0117. Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 113313814.

5. Department of the Treasury – Internal Revenue Service filed a Notice of Federal Tax Lien against Roger L. Branam in the amount of $507.25, as Instrument No. 201408180010044 in the Register's Office for Knox County, Tennessee. Listed address of owner is PO Box 9117, Knoxville, TN 37940-0117. Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 114451014.

6. Department of the Treasury – Internal Revenue Service filed a Notice of Federal Tax Lien against Roger L. Branam in the amount of $13,560.96, as Instrument No. 201510160024128 in the Register's Office for Knox County, Tennessee. Listed address of owner is PO Box 9117, Knoxville, TN 37940-0117. Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 180999215.

7. Department of the Treasury – Internal Revenue Service filed a Notice of Federal Tax Lien against Roger L. Branam in the amount of $6,655.08, as Instrument No. 201511160030565 in the Register's Office for Knox County, Tennessee. Listed address of owner is PO Box 9117, Knoxville, TN 37940-0117. Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 184988315.

8. Department of the Treasury – Internal Revenue Service filed a Notice of Federal Tax Lien against Roger L. Branam in the amount of $16,366.87, as Instrument No. 201606200074282 in the Register's Office for Knox County, Tennessee. Listed address of owner is PO Box 9117, Knoxville, TN 37940-0117. Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 216932216.

9. Department of the Treasury – Internal Revenue Service filed a Notice of Federal Tax Lien against Roger L. Branam in the amount of $42,529.73, as Instrument No. 201607290006549 in the Register's Office for Knox County, Tennessee. Listed address of owner is PO Box 9117, Knoxville, TN 37940-0117. Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 222155916.

10. Department of the Treasury – Internal Revenue Service filed a Notice of Federal Tax Lien against Roger L. Branam in the amount of $32,998.79, as Instrument No. 201608010007203 in the Register's Office for Knox County, Tennessee. Listed address of owner is PO Box 9117, Knoxville, TN 37940-0117. Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 222693816.

11. Department of the Treasury – Internal Revenue Service filed a Notice of Federal Tax Lien against Roger L. Branam in the amount of $48,787.03, as Instrument No. 201903180054349 in the Register's Office for Knox County, Tennessee. Listed address of owner is PO Box 9117, Knoxville, TN 37940-0117. Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595. Serial No. 340640718.

12. Security Credit Services, LLC obtained a judgment against Roger Branam in the amount of $3,269.44 plus court and post-judgment interest, as Instrument No. 201601110040503 in the Register's Office for Knox County, Tennessee. Citibank, N.A. – Sears Mastercard and assigned to Security Credit Services, LLC. Serve Security Credit Services, LLC, Acct No. 5121079689422290, 306 Enterprise Dr., Oxford, MS 38655-2762.

13. University of Tennessee Medical Center obtained a judgment against Roger L. Branam in the amount of $2,228.05 plus costs, as Instrument No. 201810100023398 in the Register's Office for Knox County, Tennessee. Laura Tragesser Weber (BPR #022948) Atty for Plaintiff – Revenue Recovery Corp. Serve Laura Tragesser Webber, Esq., 7005 Middlebrook Pike, STE 2, Knoxville, TN 37950-1272.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

1. WD of record (1719/641) conveys the property from Cadar Smith to Mary Elizabeth Smith but states it is the intention of the grantor to create a tenancy by the entirety.

2. AFF of record (2252/699) is made by the sole heir of Cadar Smith to Mary Elizabeth Smith and the sole heir, joined by his wife, conveyed the property to the current title holder.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,303.64**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,299.78**

**TAX ID:** 080LE-019 **TAX SALE:** 24

**TRUSTEE FILE:** 215

**OWNER(S) & ADDRESS(ES):**

Peggy J. Kendrick formerly Peggy J. McNish
1440 Lantana Lane, Knoxville, TN 37912

**COMMON DESCRIPTION:**

1440 Lantana Lane, Knoxville, TN 37912

**LEGAL DESCRIPTION:**

SITUATED in District No. Five of Knox County, Tennessee, and within the 41st Ward of the City of Knoxville, Tennessee, and being known as all of Lot 21, in Richards New Deel Addition to Knoxville, Tennessee, as shown on plat of record in Plat Cabinet A, Slide 374D (formerly Map Book 12, page 2), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description and being more fully described as follows:

BEGINNING at an iron pin in the Alfred Allen's first line; thence, South 43 deg. East, 337.6 feet to an iron pin; thence, South 52 deg. 45 min. West, 95.9 feet to an iron pin; thence, 324 feet in a Westerly direction to an iron pin in the Ridgeview Avenue; thence, with Ridgeview Avenue (now Lantana Lane), 142.1 feet to the point of BEGINNING, said lot herein conveyed being improved with a dwelling bearing No. 1440 Lantana Lane, Knoxville, TN 37912.

BEING the same property conveyed to Peggy J. Kendrick, formerly known as Peggy J. McNish from Barry J. McNish by Quit Claim Deed dated July 24, 2001 and filed of record on August 31, 2001 as Instrument Number 200108310017513, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Peggy J. Kendrick, formerly known as Peggy J. McNish from Barry J. McNish by Quit Claim Deed dated July 24, 2001 and filed of record on August 31, 2001 as Instrument Number 200108310017513, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $897.28, if paid in 3/2023;

2012 Knox County taxes are delinquent in the amount of $1,036.02, if paid in 03/2023;

2013 Knox County taxes are delinquent in the amount of $875.10, if paid in 03/2023;

2014 Knox County taxes are delinquent in the amount of $822.72, if paid in 03/2023;

2015 Knox County taxes are delinquent in the amount of $297.50, if paid in 03/2023;

2016 Knox County taxes are delinquent in the amount of $279.50, if paid in 03/2023;

2017 Knox County taxes are delinquent in the amount of $244.58, if paid in 03/2023;

2018 Knox County taxes are delinquent in the amount of $228.02, if paid in 03/2023;

2019 Knox County taxes are delinquent in the amount of $211.46, if paid in 03/2023;

2020 Knox County taxes are delinquent in the amount of $194.90 if paid in 03/2023;

2021 Knox County taxes are delinquent in the amount of $478.34, if paid in 03/2023;

2022 Knox County taxes are delinquent in the amount of $68.01, if paid in 03/2023;

2. 2011 Knoxville City taxes are delinquent in the amount of $784.43, if paid in 03/2023;

2012 Knoxville City taxes are delinquent in the amount of $1,251.12 if paid in 03/2023;

2013 Knoxville City taxes are delinquent in the amount of $1,025.48, if paid in 03/2023;

2014 Knoxville City taxes are delinquent in the amount of $35,542.85, if paid in 03/2023;

2015 Knoxville City taxes are delinquent in the amount of $2,282.98, if paid in 03/2023;

2016 Knoxville City taxes are delinquent in the amount of $329.09, if paid in 03/2023;

2017 Knoxville City taxes are delinquent in the amount of $1,321.23, if paid in 03/2023;

2018 Knoxville City taxes are delinquent in the amount of $247.80 if paid in 03/2023;

2019 Knoxville City taxes are delinquent in the amount of $222.22, if paid in 03/2023;

2020 Knoxville City taxes are delinquent in the amount of $196.65, if paid in 03/2023;

2021 Knoxville City taxes are delinquent in the amount of $171.08, if paid in 12/2022;

2022 Knoxville City taxes are delinquent in the amount of $95.09, if paid in 12/2022;

3. City of Knoxville has a Complaint recorded as Instrument Number 201208170010620, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville recorded Notice of Lien as Instrument Number 201406100069785; Instrument Number 201410020019209; Instrument Number 201411040025290; Instrument Number 201512150036137; Instrument Number 201509240019401; Instrument Number 201712140036673; and Instrument Number 201701180044697, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has an Order recorded as Instrument Number 201209190018397, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Easements, restrictions, and zoning ordinances, as shown by map of record in Plat Cabinet A, Slide 374D (formerly Map Book 12, page 2), in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,444.32**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 46,994.44**

**TAX ID:** 080MF-001 **TAX SALE:** 24

**TRUSTEE FILE:** 219

**OWNER(S) & ADDRESS(ES):**

W. L. Carey
0 Savoy Street, Knoxville, TN 37921
No other known address found

**COMMON DESCRIPTION:**

Lot 91- 0 Savoy Street, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Eight (8) (formerly 12th) of Knox County, Tennessee, within the 41st Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 91, of Marietta Addition to Knoxville, Tennessee, as shown by map of same of record in Plat Cabinet A, Slide 32A (formerly Map Book 5, page 157), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING PART of the same property conveyed to W. L. Carey, from Sam Rolland and wife, Ida Rolland, by Quit Claim Deed dated August 9, 1919, and recorded on August 11, 1919 in Warranty Deed Book 259, page 452, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART of the same property conveyed to W. L. Carey, from Sam Rolland and wife, Ida Rolland, by Quit Claim Deed dated August 9, 1919, and recorded on August 11, 1919 in Warranty Deed Book 259, page 452, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $119.30, if paid in 12/2023;

2013 Knox County taxes are delinquent in the amount of $115.34, if paid in 12/2023;

2014 Knox County taxes are delinquent in the amount of $111.38, if paid in 12/2023;

2015 Knox County taxes are delinquent in the amount of $107.42, if paid in 12/2023;

2016 Knox County taxes are delinquent in the amount of $103.46, if paid in 12/2023;

2017 Knox County taxes are delinquent in the amount of $95.00, if paid in 12/2023;

2018 Knox County taxes are delinquent in the amount of $91.40, if paid in 12/2023;

2019 Knox County taxes are delinquent in the amount of $87.80, if paid in 12/2023;

2020 Knox County taxes are delinquent in the amount of $384.20, if paid in 12/2023;

2021 Knox County taxes are delinquent in the amount of $80.60, if paid in 12/2023;

2022 Knox County taxes are delinquent in the amount of $17.30, if paid in 12/2023.

2023 Knox County taxes are due and payable in the amount of $15.00, if paid by 02/2024

2. 2012 Knoxville City taxes are delinquent in the amount of $104.30, if paid in 12/2023;

2013 Knoxville City taxes are delinquent in the amount of $96.17, if paid in 12/2023;

2014 Knoxville City taxes are delinquent in the amount of $101.46, if paid in 12/2023;

2015 Knoxville City taxes are delinquent in the amount of $95.24, if paid in 12/2023;

2016 Knoxville City taxes are delinquent in the amount of $89.03, if paid in 12/2023;

2017 Knoxville City taxes are delinquent in the amount of $76.36, if paid in 12/2023;

2018 Knoxville City taxes are delinquent in the amount of $70.75. if paid in 12/2023;

2019 Knoxville City taxes are delinquent in the amount of $65.13, if paid in 12/2023;

2020 Knoxville City taxes are delinquent in the amount of $59.51, if paid in 12/2023;

2021 Knoxville City taxes are delinquent in the amount of $53.89, if paid in 12/2023;

2022 Knoxville City taxes are delinquent in the amount of $24.58, if paid in 12/2023.

2023 Knoxville City taxes are due and payable in the amount of $20.48, if paid by 2/2024

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

W. L. Carey likely deceased as vesting deed is from 1919 (104 years ago) but without knowing full name, cannot be located.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, restrictions and zoning ordinances as shown by map of record Plat Cabinet A, Slide 32A (formerly Map Book 5, page 157), in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,596.12**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 909.48**

**TAX ID:** 081AA-016 **TAX SALE:** 24

**TRUSTEE FILE:** 220

**OWNER(S) & ADDRESS(ES):**

Stonebridge Builders, LLC
(3 addresses listed in public records)
5916 Grove Park Road, Knoxville, TN 37918
1409 Rickard Dr, Knoxville, TN 37912
2401 Highland Dr, Knoxville, TN 37918
Registered Agent: Joseph Burst
5916 Grove park Rd
Knoxville, TN 37918

**COMMON DESCRIPTION:**

1409 Rickard Dr
138 X 170

**LEGAL DESCRIPTION:**

Situated in District No. Five (old Eighth) of Knox County, Tennessee, and being a part of Lot 57 in Norwood Addition or Subdivision, as shown by map of record in Cabinet B, Slide 235C (formerly Map Book 17, Page 147) in the Register's Office for Knox County, Tennessee, and a strip adjoining Tract B along the West line, being 38 feet in width and extending from the Metler line to Tract A as shown on Map "property of Robert L Sharp resubdivision of Lot 57, December 19, 1960, Wayne L. Smith and Associates, Engineers", being Cabinet C, Slide 245D (formerly Map Book 26, page 287) and more particularly described as follows:

Beginning at a point 370 feet Northwest from Rickard Drive and the Southwest corner of old Lot 57 and the Southeast corner of R.N. Branch as shown by map; thence North 35 deg. 52 min. West, a distance of 128.8 feet to an iron pin and the Metler line; thence North 32 deg. 05 min. East, a distance of 38.59 feet to a stone; thence North 38 deg. 05 min. East, a distance of 99.88 feet to an iron pin; thence South 40 deg. 30 min. East, a distance of 160 feet along Lot 56 to an iron pin; thence South 49 deg. 30 min. West along Tract A, Lot 57R, a distance of 138 feet to the point of beginning.

**DERIVATION:**

Being a portion of the property conveyed to Stonebridge Builders, LLC, by Warranty Deed dated November 1, 2007 and recorded November 2, 2007 from Buck Wood Properties, LLC, of record in Instrument No. 200711020036461, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Branch Banking and Trust Company, a North Carolina Banking Corporation, obtained a Deed of Trust between Stonebridge Builders, LLC, BB&T Collateral Service Corporation, as Trustee, in the amount of $101,600.00, dated November 1, 2007, and recorded November 2, 2007, of record in Instrument No. 200711020036462. Together with Deed of Trust Extension Agreement of record in Instrument No. 20081209003638 7 and Appointment of Successor Trustee, dated August 5, 2013 to John G. Brock, Esq, of record in Instrument No. 201308070009729, Register's Office for Knox County, Tennessee. Serve: John G. Brock, Attorney of Gentry, Tipton & McLemore, P.C., 900 South Gay Street, Suite 2300, P.O. Box 1990, Knoxville, Tennessee 37901. (865) 525-5300.

2. City of Knoxville recorded a Notice of Lien against Stonebridge Builders, LLC, in the amount of $170.00 plus fees and costs for lot cleaning and/or debris removal, of record in Instrument No. 201510300026917, Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

3. City of Knoxville recorded a Notice of Lien against Stonebridge Builders, LLC, in the amount of $170.00 plus fees and costs for lot mowing and/or cleaning and debris removal, of record in Instrument No. 201602030044999, Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

4. City of Knoxville recorded a Complaint against Stonebridge Builders, LLC, John G. Brock, Esq., Successor Trustee and Branch Banking and Trust Company for unfit, dangerous or unsafe building, of record in Instrument No. 201602110046543, Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

5. City of Knoxville recorded an Order against

Stonebridge Builders, LLC, John G. Brock, Esq., Successor Trustee and Branch Banking and Trust Company for violation of building code, of record in Instrument No. 201603090052023, Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

6. City of Knoxville recorded a Notice of Lien against Stonebridge Builders, LLC, in the amount of $170.00 plus fees and costs for lot cleaning and/or debris removal, of record in Instrument No. 201910300029724, Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: NONE

We certify that this opinion represents research from September 1, 1992 through September 1, 2022, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,439.92**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,097.21**

**TAX ID:** 081AA-017 **TAX SALE:** 24

**TRUSTEE FILE:** 221

**OWNER(S) & ADDRESS(ES):**

Stonebridge Builders, LLC
(3 addresses listed in public records)
5916 Grove Park Road, Knoxville, TN 37918
1409 Rickard Dr, Knoxville, TN 37912
2401 Highland Dr, Knoxville, TN 37918
Registered Agent: Joseph Burst
5916 Grove park Rd
Knoxville, TN 37918

**COMMON DESCRIPTION:**

1411 Rickard Dr
138 X 160 X IRR

**LEGAL DESCRIPTION:**

Situated in District No. Five (old Eighth) of Knox County, Tennessee, and being a part of Lot 57 in Norwood Addition or Subdivision, as shown by map of record in Cabinet B, Slide 235C (formerly Map Book 17, Page 147) in the Register's Office for Knox County, Tennessee, and a strip adjoining Tract B along the West line, being 38 feet in width and extending from the Metler line to Tract A as shown on Map "property of Robert L Sharp resubdivision of Lot 57, December 19, 1960, Wayne L. Smith and Associates, Engineers", being Cabinet C, Slide 245D (formerly Map Book 26, page 287) and more particularly described as follows:

Beginning at a point 370 feet Northwest from Rickard Drive and the Southwest corner of old Lot 57 and the Southeast corner of R.N. Branch as shown by map; thence North 35 deg. 52 min. West, a distance of 128.8 feet to an iron pin and the Metler line; thence North 32 deg. 05 min. East, a distance of 38.59 feet to a stone; thence North 38 deg. 05 min. East, a distance of 99.88 feet to an iron pin; thence South 40 deg. 30 min. East, a distance of 160 feet along Lot 56 to an iron pin; thence South 49 deg. 30 min. West along Tract A, Lot 57R, a distance of 138 feet to the point of beginning.

**DERIVATION:**

Being a portion of the property conveyed to Stonebridge Builders, LLC, by Warranty Deed dated November 1, 2007 and recorded November 2, 2007 from Buck Wood Properties, LLC, of record in Instrument No. 200711020036461, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Branch Banking and Trust Company, a North Carolina Banking Corporation, obtained a Deed of Trust between Stonebridge Builders, LLC, BB&T Collateral Service Corporation, as Trustee, in the amount of $101,600.00, dated November 1, 2007, and recorded November 2, 2007, of record in Instrument No. 200711020036462. Together with Deed of Trust Extension Agreement of record in Instrument No. 200812090036387 and Appointment of Successor Trustee, dated August 5, 2013 to John G. Brock, Esq, of record in Instrument No. 201308070009729, Register's Office for Knox County, Tennessee. Serve: John G. Brock, Attorney of Gentry, Tipton & McLemore, P.C., 900 South Gay Street, Suite 2300, P.O. Box 1990, Knoxville, Tennessee 37901. (865) 525-5300.

2. City of Knoxville recorded a Notice of Lien against Stonebridge Builders, LLC, in the amount of $280.00 plus fees and costs for lot cleaning and/or debris removal, of record in Instrument No. 201510300026918, Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

3. City of Knoxville recorded a Notice of Lien against Stonebridge Builders, LLC, in the amount of $170.00 plus fees and costs for lot mowing and/or cleaning and debris removal, of record in Instrument No. 201602030045005, Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

4. City of Knoxville recorded a Complaint against Stonebridge Builders, LLC, John G. Brock, Esq., Successor Trustee and Branch Banking and Trust Company for unfit, dangerous or unsafe building, of record in Instrument No. 201602110046544, Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

5. City of Knoxville recorded an Order against Stonebridge Builders, LLC, John G. Brock, Esq., Successor Trustee and Branch Banking and Trust Company for violation of building code, of record in Instrument No. 201603090052024, Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

6. City of Knoxville recorded a Notice of Lien against Stonebridge Builders, LLC, in the amount of $160.00 plus fees and costs for lot cleaning and/or debris removal, of record in Instrument No. 201909260021519, Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

Joint driveway agreement of record in Book 1277 Page 106 in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,520.76**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,217.65**

**TAX ID:** 081BA-005 **TAX SALE:** 24

**TRUSTEE FILE:** 222

**OWNER(S) & ADDRESS(ES):**

Heirs of Helen G. Larue (unknown)
123 Watauga Ave
Knoxville, TN 37917

**COMMON DESCRIPTION:**

123 Watauga Ave
Knoxville, TN 37917
56.45 x 150 x IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. Two (2) of Knox County, Tennessee and being more particularly bounded and described as follows:

BEGINNING at a stake in the norther line of Watauga Avenue, formerly Third Street, at a point distant 100 ft. east of lot #39 in Braine & Lee's Addition to Knoxville, thence with the northern line of Watauga Avenue in an easterly direction, 50 ft. to a stake; thence in a northerly direction, 150 ft. to a stake; thence in a westerly direction, 50 ft. to a stake; thence in southernly direction, 150 ft. to the point of BEGINNING.

**DERIVATION:**

BEING the same property conveyed to Helen G. LaRue, by Warranty Deed, from H. E. LaRue, dated February 17, 1955, recorded February 17, 1955, of record in Book 971, Page 337, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded a Notice of Lien against Helen G. LaRue, deceased, Lucille Smith, deceased, all known, unknown, and unborn heirs, and Ruth V. Hawkins, deceased, all known, unknown, and unborn heirs, and Marion Catherine LaRue, in the amount of $6,017.75, plus penalty and costs, for demolition, recorded 6/15/2017 as Instrument No. 201706150076770, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

2. The City of Knoxville recorded a Notice of Lien against Helen G. LaRue, deceased, Lucille Smith, deceased, all known, unknown, and unborn heirs, and Ruth V. Hawkins, deceased, all known, unknown, and unborn heirs, and Marion Catherine LaRue, in the amount of $211.00 plus penalty and costs, for lot cleaning and debris removal, recorded 01/18/2017 as Instrument No. 201701180044771, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

3. The City of Knoxville recorded a Notice of Lien against Helen G. LaRue, deceased, Lucille Smith, deceased, all known, unknown, and unborn heirs, and Ruth V. Hawkins, deceased, all known, unknown, and unborn heirs, and Marion Catherine LaRue, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 10/17/2016 as Instrument No. 201610170024998, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

4. The City of Knoxville obtained an Order against Helen G. LaRue, deceased, Lucille Smith, deceased, all known, unknown, and unborn heirs, and Ruth V. Hawkins, deceased, all known, unknown, and unborn heirs, and Marion Catherine LaRue, for code violations, recorded 05/07/2015 as Instrument No. 201505070060372, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

5. The City of Knoxville recorded a Notice of Lien against Helen G. LaRue, deceased, Lucille Smith, deceased, all known, unknown, and unborn heirs, and Ruth V. Hawkins, deceased, all known, unknown, and unborn heirs, and Marion Catherine LaRue, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 03/17/2015 as Instrument No. 201503170049649, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

6. The City of Knoxville recorded a Notice of Lien against Helen G. LaRue, deceased, Lucille Smith, deceased, all known, unknown, and unborn heirs, and Ruth V. Hawkins, deceased, all known, unknown, and unborn heirs, and Marion Catherine LaRue, in the amount of $249.50, plus penalty and costs, for lot cleaning and debris removal, recorded 10/17/2013 as Instrument No. 201310170025291, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

7. The City of Knoxville recorded a Notice of Lien against Helen G. LaRue, deceased, Lucille Smith, deceased, all known, unknown, and unborn heirs, and Ruth V. Hawkins, deceased, all known, unknown, and unborn heirs, and Marion Catherine LaRue, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 03/17/2015 as Instrument No. 201503170049649, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE**:

Helen G. Larue died on or about March 3, 1983. Probate was never opened. The last person to pay County Property Taxes was Lori Hawkins (address unknown) in 2010. No record of Helen G. Larue's heirs is available.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,021.35**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 23,139.36**

**TAX ID:** 081BJ-001 **TAX SALE:** 24

**TRUSTEE FILE:** 224

**OWNER(S) & ADDRESS(ES):**

Bill Mays
1316 Cassell Dr.
Knoxville, TN 37912

**COMMON DESCRIPTION:**

132 Watauga Ave
48x49x41x28x65

**LEGAL DESCRIPTION:**

SITUATED in District No. Seven (7) of Knox County, Tennessee, and being within the 18th Ward of the City of Knoxville, Tennessee, and bearing House No. 132 Watauga Avenue, and being more particularly described as follows:

BEGINNING at an iron pin in the east line of Watauga Avenue, marking common corner with the Davis property, and distant 150 feet to the point of intersection of Watauga Avenue and Fox Street; thence South 26 deg. 32 min. East, 48.13 feet to an iron pin; thence South 61 deg. 37 min. West, 49.94 feet to a point; thence North 79 deg. 21 min. West, 41.10 feet to an iron pin; thence North 10 deg. 39 min. East, 28.29 feet to an iron pin; thence North 61 deg. 24 min. East, 65.60 feet to an iron pin, the point of BEGINNING, as shown on survey of Hinds & Patterson Surveying Co., 4601 Chambliss Avenue, Knoxville, TN 37919, Job No. 0002003, dated February 1, 2000.

**DERIVATION:**

Being the same property conveyed to Bill Mays by Quitclaim Deed from Donald W. Roach and Melanie Hunter, dated January 20, 2022, recorded December 2, 2022 and of record in Instrument No. 202212020032599, in the Register's Office for Knox County, Tennessee. Also being the same property conveyed to Bill Mays by Quitclaim Deed from Donald W. Roach and Melanie Hunter dated January 20, 2022 and recorded January 25, 2022 in Instrument No. 202201250057928 in said Register's Office.

And being the same property conveyed to Donald W. Roach and wife, Renee Hunter Roach by Quit Claim Deed from Gary Lawson and wife, Janice Lawson dated February 27, 2004 and recorded March 3, 2004 in Instrument No. 200403030082259 in said Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Complaint filed against Donald W. Roach and Renee Hunter Roach, 3615 Morganton Road, Maryville, TN 37801, by David A. Brace, Deputy Director, Public Service Department for the City of Knoxville, for unfit, unsafe or dangerous condition, recorded in Instrument No. 200701100056548, Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

2. Order filed against Donald W. Roach and Renee Hunter Roach, 3615 Morganton Road, Maryville, TN 37801, by Chairman, Better Building Board for the City of Knoxville, for unfit, unsafe or dangerous condition, recorded in Instrument No. 200702230068473, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

Grantor in vesting Deed is stated as Melanie Hunter. Notary block states name as Renee Hunter. Owner on prior deed shown as

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pike
Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,230.75**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,636.52**

**TAX ID:** 081FT-010 **TAX SALE:** 24

**TRUSTEE FILE:** 236

**OWNER(S) & ADDRESS(ES):**

ITCM, LLC
218 E. Morelia Avenue, Knoxville, TN 37917
P.O. Box 230, Lake City, TN 37769

**COMMON DESCRIPTION:**

218 E. Morelia Avenue, Knoxville, TN 37917

**LEGAL DESCRIPTION:**

SITUATED in District No. Seven of Knox County, Tennessee, and within the 17th Ward of the City of Knoxville, Tennessee, and being all of Lot 9, Block 11, C. B. Atkin's Oakwood Addition, as shown by map of same of record in Plat Cabinet A, Slide 144-B, formerly Map Book 5, page 187, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to ITCM, LLC, by Quit Claim Deed dated February 6, 2013, from Ascent Community Redevelopment Associates, LLC, recorded as Instrument Number 201305130074175, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to ITCM, LLC, by Quit Claim Deed dated February 6, 2013, from Ascent Community Redevelopment Associates, LLC, recorded as Instrument Number 201305130074175, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2013 Knox County taxes are delinquent in the amount of $1,169.30, if paid in 12/2022;

2014 Knox County taxes are delinquent in the amount of $1,097.48, if paid in 12/2022;

2015 Knox County taxes are delinquent in the amount of $1,025.66, if paid in 12/2022;

2016 Knox County taxes are delinquent in the amount of $953.84, if paid in 12/2022;

2017 Knox County taxes are delinquent in the amount of $1,009.10, if paid in 12/2022;

2018 Knox County taxes are delinquent in the amount of $926.30, if paid in 12/2022;

2019 Knox County taxes are delinquent in the amount of $843.50, if paid in 12/2022;

2020 Knox County taxes are delinquent in the amount of $1,060.70, if paid in 12/2022;

2021 Knox County taxes are delinquent in the amount of $835.90, if paid in 12/2022;

2022 Knox County taxes are due in the amount of $504.00.

2. 2013 Knoxville City taxes are delinquent in the amount of $1,137.60, if paid in 12/2022;

2014 Knoxville City taxes are delinquent in the amount of $1,468.84, if paid in 12/2022;

2015 Knoxville City taxes are delinquent in the amount of $1,928.32, if paid in 12/2022;

2016 Knoxville City taxes are delinquent in the amount of $1,243.80, if paid in 12/2022;

2017 Knoxville City taxes are delinquent in the amount of $1,286.50, if paid in 12/2022;

2018 Knoxville City taxes are delinquent in the amount of $1,158.33, if paid in 12/2022;

2019 Knoxville City taxes are delinquent in the amount of $1,030.19, if paid in 12/2022;

2020 Knoxville City taxes are delinquent in the amount of $901.99, if paid in 12/2022;

2021 Knoxville City taxes are delinquent in the amount of $651.52, if paid in 12/2022;

2022 Knoxville City taxes are due in the amount of $698.95.

3. City of Knoxville has a Notice of Lien recorded as Instrument Number 201507020000463, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

The owner is not listed in the Tennessee Secretary of State website.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,682.60**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 14,332.00**

**TAX ID:** 081IK-013 **TAX SALE:** 24

**TRUSTEE FILE:** 243

**OWNER(S) & ADDRESS(ES):**

Lowell B. White, Sr.
1206 Delaware Ave.
Knoxville, TN 37921

**COMMON DESCRIPTION:**

1206 Delaware Ave.
Part of Lot 29, Block 24, Lonsdale S/D

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being 33 ½ feet off of the southwestern side of that certain lot number 29 in Block 24 in the Lonsdale Land Company's Addition to Knoxville, as shown by map of record in Map Book 5, Page 183, said part of Lot 29 being described as follows:

BEGINNING at a point in the southerly side of Delaware Avenue, on the line between Lots 28 and 29; thence with said dividing line, in a southerly direction, and at right angles to Delaware Avenue, 130 feet to an alley; thence easterly with said alley, 33 ½ feet to a stake; thence northerly and parallel with the first line, 130 feet to Delaware Avenue; thence westerly with the south line of Delaware Avenue, 33 ½ feet to the point of BEGINNING.

**DERIVATION:**

Being the same property conveyed to Lowell B. White, Sr. by Warranty Deed from Helen F. Flynn, widow, dated January 1, 1995, recorded March 29, 1995 and of record in Book 2171, Page 255, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Complaint filed against Lowell B. White, Sr., property address shown as mailing address, by Robert Moyers, Manager, Neighborhood Codes Enforcement, Public Service Department for the City of Knoxville, for unfit, unsafe or dangerous condition, recorded in Instrument No. 201711160031073, Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

2. Order filed against Lowell B. White, Sr., address unknown, by David Brace, Public Officer for the City of Knoxville, for unfit, unsafe or dangerous condition, recorded in Instrument No. 201712200037889, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

3. Notice of Lien filed against Lowell B. White, Sr., property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201804030058402, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

4. Notice of Lien filed against Lowell B. White, Sr., property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201807260005453, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

5. Notice of Lien filed against Lowell B. White, Sr., property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201810020021455, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

6. Notice of Lien filed against Lowell B. White, Sr., address unknown, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $5,354.63, recorded in Instrument No. 201811260032374, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

7. Notice of Lien filed against Lowell B. White, Sr., property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $233.00, recorded in Instrument No. 201907100002487, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

8. Notice of Lien filed against Lowell B. White, Sr., property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $222.00, recorded in Instrument No. 201909130018623, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

9. Notice of Lien filed against Lowell B. White, Sr., property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $222.00, recorded in Instrument No. 201910300029685, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

10. Notice of Lien filed against Lowell B. White, Sr., property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 202110010027019, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

11. Notice of Lien filed against Lowell B. White, Sr., property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 202202250066210, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

12. Notice of Lien filed against Lowell B. White, Sr., property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $222.00, recorded in Instrument No. 202211170029693, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,578.52**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 24,897.98**

**TAX ID:** 081IQ-005 **TAX SALE:** 24

**TRUSTEE FILE:** 246

**OWNER(S) & ADDRESS(ES):**

J. L. Skinner and wife, Marguerite Skinner
0 Burnside Street, Knoxville, TN 37921

**COMMON DESCRIPTION:**

0 Burnside Street, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in District No. Eight (8) of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being Lots 290 and 291 in Block 23 of Rosedale Land & Improvement Company's Addition to Knoxville, Tennessee, as shown by plat of record in Plat Cabinet B, Slide 236B (formerly Map Book 17, page 150), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, said lots fronting Burnside Avenue and are of a triangular shape.

BEING the same property conveyed to J. L. Skinner and wife, Marguerite E. Skinner, by Deed dated February 6, 1930, from A. L. Mynatt and wife, Marguerite Mynatt, recorded on February 6, 1930 in Deed Book 495, page 502 in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to J. L. Skinner and wife, Marguerite E. Skinner, by Deed dated February 6, 1930, from A. L. Mynatt and wife, Marguerite Mynatt, recorded on February 6, 1930 in Deed Book 495, page 502 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $78.51, if paid by 12/2023;

2013 Knox County taxes are delinquent in the amount of $76.89, if paid by 12/2023;

2014 Knox County taxes are delinquent in the amount of $75.27, if paid by 12/2023;

2015 Knox County taxes are delinquent in the amount of $73.65, if paid by 12/2023;

2016 Knox County taxes are delinquent in the amount of $72.03, if paid by 12/2023;

2017 Knox County taxes are delinquent in the amount of $68.00, if paid by 12/2023;

2018 Knox County taxes are delinquent in the amount of $66.56, if paid by 12/2023;

2019 Knox County taxes are delinquent in the amount of $65.12, if paid by 12/2023;

2020 Knox County taxes are delinquent in the amount of $363.68, if paid by 12/2023;

2021 Knox County taxes are delinquent in the amount of $62.24, if paid by 12/2023;

2022 Knox County taxes are delinquent in the amount of $6.90, if paid by 12/2023;

2023 Knox County taxes are due in the amount of $6.00, if paid by 02/2024.

2. 2012 City of Knoxville taxes are delinquent in the amount of $50.58, if paid by 12/2023;

2013 City of Knoxville taxes are delinquent in the amount of $47.36, if paid by 12/2023;

2014 City of Knoxville taxes are delinquent in the amount of $49.43, if paid by 12/2023;

2015 City of Knoxville taxes are delinquent in the amount of $46.97, if paid by 12/2023;

2016 City of Knoxville taxes are delinquent in the amount of $44.52, if paid by 12/2023;

2017 City of Knoxville taxes are delinquent in the amount of $39.53, if paid by 12/2023;

2018 City of Knoxville taxes are delinquent in the amount of $37.31, if paid by 12/2023;

2019 City of Knoxville taxes are delinquent in the amount of $35.09, if paid by 12/2023;

2020 City of Knoxville taxes are delinquent in the amount of $32.87, if paid by 12/2023;

2021 City of Knoxville taxes are delinquent in the amount of $30.66, if paid by 12/2023;

2022 City of Knoxville taxes are delinquent in the amount of $9.70, if paid by 12/2023;

2023 City of Knoxville taxes are due in the amount of $8.08, if paid by 02/2024.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** J L Skinner and Margaurite E. Skinner are most likely deceased as vesting deed is from 1930 (93 years ago). Unable to determine without further info.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances, as shown by plat recorded in Plat Cabinet B, Slide 236B (formerly Map Book 17, page 150), in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,310.40**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 462.24**

**TAX ID:** 081IQ-006 **TAX SALE:** 24

**TRUSTEE FILE:** 247

**OWNER(S) & ADDRESS(ES):**

Sherman R. Maples
0 Burnside Street, Knoxville, TN 37921

**COMMON DESCRIPTION:**

0 Burnside Street, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in District No. Eight (8) (formerly 12th) of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being Lot 289, in Block 23 of Rosedale Land & Improvement Company's Addition to Knoxville, Tennessee, as shown by plat of record in Plat Cabinet B, Slide 236B (formerly Map Book 17, page 150), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, said lot fronting Burnside Avenue and are of a triangular shape.

BEING PART OF the same property conveyed to Sherman R. Maples, by Warranty Deed dated August 31, 1910, from T. P. McDaniel and wife, Mary E. McDaniel, recorded on February 6, 1912 in Deed Book 258, page 366, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART OF the same property conveyed to Sherman R. Maples, by Warranty Deed dated August 31, 1910, from T. P. McDaniel and wife, Mary E. McDaniel, recorded on February 6, 1912 in Deed Book 258, page 366, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $65.91, if paid by 12/2023;

2013 Knox County taxes are delinquent in the amount of $65.01, if paid by 12/2023;

2014 Knox County taxes are delinquent in the amount of $64.11, if paid by 12/2023;

2015 Knox County taxes are delinquent in the amount of $63.21, if paid by 12/2023;

2016 Knox County taxes are delinquent in the amount of $62.31, if paid by 12/2023;

2017 Knox County taxes are delinquent in the amount of $61.41, if paid by 12/2023;

2018 Knox County taxes are delinquent in the amount of $60.51, if paid by 12/2023;

2019 Knox County taxes are delinquent in the amount of $59.61, if paid by 12/2023;

2020 Knox County taxes are delinquent in the amount of $358.71, if paid by 12/2023;

2021 Knox County taxes are delinquent in the amount of $57.76 if paid by 12/2023;

2022 Knox County taxes are delinquent in the amount of $3.50, if paid by 12/2023;

2023 Knox County taxes are due in the amount of $3.00, if paid by 02/2024.

2. 2012 City of Knoxville taxes are delinquent in the amount of $36.55, if paid by 12/2023;

2013 City of Knoxville taxes are delinquent in the amount of $34.61, if paid by 12/2023;

2014 City of Knoxville taxes are delinquent in the amount of $35.86, if paid by 12/2023;

2015 City of Knoxville taxes are delinquent in the amount of $34.38, if paid by 12/2023;

2016 City of Knoxville taxes are delinquent in the amount of $32.91, if paid by 12/2023;

2017 City of Knoxville taxes are delinquent in the amount of $29.91, if paid by 12/2023;

2018 City of Knoxville taxes are delinquent in the amount of $28.58, if paid by 12/2023;

2019 City of Knoxville taxes are delinquent in the amount of $27.25, if paid by 12/2023;

2020 City of Knoxville taxes are delinquent in the amount of $25.92, if paid by 12/2023;

2021 City of Knoxville taxes are delinquent in the amount of $24.59, if paid by 12/2023;

2022 City of Knoxville taxes are delinquent in the amount of $5.82, if paid by 12/2023;

2023 City of Knoxville taxes are due in the amount of $4.85, if paid by 02/2024.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Sherman R. Maples is most likely deceased as vesting deed is from 1910 (113 years ago). Unable to determine without further info.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances, as shown by plat recorded in Plat Cabinet B, Slide 236B (formerly Map Book 17, page 150), in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,229.56**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 345.50**

**TAX ID:** 081IS-026 **TAX SALE:** 24

**TRUSTEE FILE:** 251

**OWNER(S) & ADDRESS(ES):**

Andrew Sterling (deceased)
(listed in public records)
0 Gap Road, Knoxville, TN 37912
3049 Thomas Street, Knoxville, TN 37921

**COMMON DESCRIPTION:**

0 Gap Road, Knoxville, TN 37912

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee (formerly 12th) within the 19th Ward of the City of Knoxville, Tennessee, and being more fully bounded as follows:

BEGINNING at a rock, Leathy Wilkins corner, thence with her line, North 57 deg. East 11 ¾ rods to a post; thence, South 53 deg. East, 15 rods to a rock; thence, South 43 deg. 30 min. West, 15 rods to a post; thence, North 34 deg. West, 18 rods to the POINT of beginning, containing one acre and one fourth of an acre, more or less.

BEING THE SAME PROPERTY CONVEYED TO Andrew Sterling from Aaron Hunter and wife, Leah Hunter by Warranty Deed dated September 28, 1878, and filed of record September 29, 1878, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING THE SAME PROPERTY CONVEYED TO Andrew Sterling from Aaron Hunter and wife, Leah Hunter by Warranty Deed dated September 28, 1878, and filed of record September 29, 1878, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2019 Knox County taxes are delinquent in the amount of $81.93, if paid by 12/31/2023;

2020 Knox County taxes are delinquent in the amount of $510.74, if paid by 12/31/2023;

2021 Knox County taxes are delinquent in the amount of $193.82, if paid by 12/31/2023;

2022 Knox County taxes are delinquent in the amount of $79.40, if paid by 12/31/2023;

2023 Knox County taxes are due in the amount of $69.00.

2. 2013 City of Knoxville taxes are delinquent in the amount of $670.01, if paid by 12/31/2023;

2018 City of Knoxville taxes are delinquent in the amount of $272.78, if paid by 12/31/2023;

2019 City of Knoxville taxes are delinquent in the amount of $246.62, if paid by 12/31/2023;

2020 City of Knoxville taxes are delinquent in the amount of $220.45, if paid by 12/31/2023;

2021 City of Knoxville taxes are delinquent in the amount of $194.29, if paid by 12/31/2023;

2022 City of Knoxville taxes are delinquent in the amount of $114.47, if paid by 12/31/2023;

2023 City of Knoxville taxes are due in the amount of $95.39.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Andrew Sterling is deceased, date of death cannot be determined, but vesting deed is from 1878. Chester S. Sterling is purported to be his sole heir at law, pursuant to recorded affidavits of heirship, however, if Andrew Sterling passed in 1992 he would have been over 114 years of age. Further information is needed to determine if Andrew Sterling vested in title is the same person as Andy Sterling who passed away in 1992 and is referenced in the recorded Affidavits of Heirship. A Probate Case was not found in the Chancery Court for Knox County, Tennessee. Subject to probate concerns, if any.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. This is the legal of record but it should not be relied on and a survey should be obtained.

Legal is from 1878 and is very date4.

2. Possibly subject to Affidavits of Heirship recorded as Instrument Number 200901270045969 and in Book 2245, Page 669, both in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,342.51**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,249.99**

**TAX ID:** 081JC-007 **TAX SALE:** 24

**TRUSTEE FILE:** 252

**OWNER(S) & ADDRESS(ES):**

James Hundley
4817 Jones Road
Knoxville, TN 37918

**COMMON DESCRIPTION:**

1007 Delaware Avenue
100 x 135M x IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lots 5 and 6 in Block 18 in the Lonsdale Land Company's Addition as shown by map of said addition of record in Map Book 5, page 183, in the Knox County Register's Office, each of said lots having a frontage of 50 feet on the northern side of Delaware Avenue and each of said lots extending back in a northerly direction therefrom between parallel lines 100 feet, more or less, to the southern line of an alley.

**DERIVATION:**

BEING the same property conveyed to James Hundley by Quit Claim Deed from Knox County, Tennessee, dated May 15, 2008, and recorded as Instrument No. 200806040091307, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville filed a Complaint against James Gregory Monroe and Eric D. Monroe, filed October 12, 2006, as Instrument No. 200610120032090, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902

2. City of Knoxville filed an Order against James Gregory Monroe and Eric D. Monroe, filed December 29,

2006, as Instrument No. 200612290053737, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902

3. City of Knoxville and Knox County filed an Abstract and Notice of Lien Lis Pendens against James Hundley, et. al., filed May 18, 2022, as Instrument No. 202205180087617, in the Knox County Register's Office. Serve: City of Knoxville and Knox County, 400 Main Street, Knoxville, TN 37902.

4. City of Knoxville filed Notices of Liens against James Hundley recorded as Instrument Nos. 201301230048061, 201311050029165, 201312120036538, 201401310045316, 201409170016169, 201501280040469, 201508190011379, 201510080022780, 201601220042723, 201608030008026, 201610170025072, 201612210039402, 201712140036688, 201808230012357, 201901030040560, 201910290029538 and 202211170029692, all in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Matters depicted or disclosed by map of record in Map Book 5, page 183, in the Knox County Register's Office.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,938.84**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 17,079.66**

**TAX ID:** 081JC-037 **TAX SALE:** 24
**TRUSTEE FILE:** 253

**OWNER(S) & ADDRESS(ES):**

Jackie Hardin
1013 Louisiana Ave
Knoxville, TN 37921

**COMMON DESCRIPTION:**

1013 Louisiana Avenue
Lonsdale Pt 3&4

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being four (4) feet off the East side of Lot 3 and thirty-four (34) feet off the Western side of Lot 4, Block 31 in Lonsdale and Company's Addition, and being more particularly described as follows:

BEGINNING at a point in the North side of Louisiana Avenue distant forty-six (46) feet Easterly from the dividing line of Lots 2 and 3, Block 31, in Lonsdale Land Company's Addition; thence Northwardly at right angles to Louisiana Avenue, one hundred thirty-three (133) feet to the southern line of an alley; thence in an Easterly direction along the Southern line of said alley, thirty-eight (38) feet to a stake; thence in a Southerly direction parallel with the first names line of the Northern line of Louisiana Avenue; thence in a southwestwardly direction ten (10) feet to a stake, being the angle or turn in Louisiana Avenue; thence in a Westerly direction along the stake, being the angle or turn in Louisiana Avenue; thence in a Westerly direction along the Northern line of Louisiana Avenue Twenty-nine (29) feet to the Beginning point, and being improved with a dwelling house bearing city of Knoxville No. 1013 Louisiana Avenue.

This conveyance is made subject to any and all restrictions, easements, setback lines, conditions, plat of record and encumbrances of record in the Register's Office for the aforesaid county.

**DERIVATION:**

BEING the same property conveyed to Jackie Hardin by Quit Claim Deed from John Hardin, dated June 6, 2008, recorded June 13, 2008 in Instrument No. 200806130093645 in the Register's Office for Knox County, Tennessee. And being the same property conveyed to Jackie Hardin and Husband, John Hardin, by Quit Claim Deed dated February 25, 2008, from Angela Michelle Kimble, Surviving heir of Darrell L. Wyrick, recorded as instrument No. 200803040065571 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

Deed of Trust from Darrell Wyrick and Sandra Wyrick to W. Morris Kizer, Trustee for City of Knoxville, dated February 21, 2005, recorded February 22, 2005 in Instrument No. 200502220065765 in the original principal amounts of $20,000.00, $34,999.98, $10,000.00 and 4150.00 . Serve: City of Knoxville, Indya Kincannon, Mayor, 400 Main St., Suite 691 Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Obit found showing Jackie Hardin died on or about 8/29/2019, survived by husband John Hardin and daughter Brittney Miller. No probate found in Knox County.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:**

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,502.62**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,445.86**

**TAX ID:** 081LA-015 **TAX SALE:** 24
**TRUSTEE FILE:** 255

**OWNER(S) & ADDRESS(ES):**

Homer Wesley Justus
2012 Coker Ave.
Knoxville, TN 37917
Mary K. Howell
2417 Mitchell Rd.
Mascot, TN 37806
Melissa K. Cline aka Kline
3714 Speedway Circle
Knoxville, TN 37914

**COMMON DESCRIPTION:**

430 East Oldham Avenue
50 x 100

**LEGAL DESCRIPTION:**

SITUATE in the 7th (formerly 2nd) Civil District of Knox County, Tennessee, within the 17th Ward of the City of Knoxville, Tennessee, being known and designated as Part of Lots 215 and 216, Mountain View Addition, as shown on the map of the same of record in Map Cabinet A, Slide 177-C (formerly Map Book 5, page 296), in the Register's office for Knox County, Tennessee, and being more fully describe as follows:

BEGINNING at an iron pin in the southeast line of Oldham Avenue distant 50 feet southwesterly from the intersection of the southeast line of Oldham Avenue with the southwest line of Harvey Street; thence South 45 deg. 45 Min. East, 100 feet to an iron pin; thence South 43 deg. 56 Min. West, 50 feet to an iron pin; thence North 45 deg. 45 Min. West, 100 feet to an iron pin in the southeast line of Oldham Avenue; thence with said line, North 43 deg. 56 Min. East, 50 feet to the place of BEGINNING; according to the survey of G.T. Trotter, Jr., Surveyor, Knoxville, Tennessee, dated 14 May 1971.

**DERIVATION:**

BEING the same property conveyed to Murl Lee Justus by Warranty Deed from Homer W. Justus, Jr. and wife, Helen J. Justus, dated June 2, 1986, recorded June 3, 1986 in Deed Book 1882, page 615, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded a Notice of Lien against Murl Lee Justus, in the amount of $222.00, plus penalty and costs, for lot cleaning and/or debris removal, in Instrument No. 201911140033585, in the Register's Office for Knox County, Tennessee. Attorney for City: Jimmy Brown Johnson, 400 Main St. Knoxville, TN 37902. Serve: Indya Kincannon, Mayor, 400 Main St. Ste 691, Knoxville, TN 37902.

2. Cassidy Melhorn DBA Volhomes, LLC obtained a Notice of Interest in subject property by virtue of a Purchase Agreement for acquisition of subject property, in Instrument No. 2020 0820 001 4642 in the Register's Office for Knox County, Tennessee. Serve: Cassidy Melhorn, DBA Volhomes, LLC, 135 Baker Meadows Ln, Clinton, TN 37716.

3. Neighborhood Codes Enforcement, Department of Plans Review & Inspections for City of Knoxville recorded a Complaint against Murl Lee Justus, deceased, Homer Wesley Justus, Jr., Mary K. Howell, Melissa Kline, Helen L. Justus, Administratrix for the Estate of Murl Lee Justus and Knox County Probate Court, The Estate of Murl Lee Justus, Probate Case #81679-3, for conditions that exist at said property which render it unfit, unsafe, or dangerous, in Instrument No. 202011160040649 in the Register's Office for Knox County, Tennessee. Serve: Robert Moyers, Manager, Neighborhood Codes Enforcement, 400 Main St. Ste.475, Knoxville, TN 37902.

4. Neighborhood Codes Enforcement, Department of Plans Review & Inspections for City of Knoxville recorded a Complaint against Murl Lee Justus, deceased, Homer Wesley Justus, Jr., Mary K. Howell, Melissa Kline, Helen L. Justus, Administratrix for the Estate of Murl Lee Justus and Knox County Probate Court, The Estate of Murl Lee Justus, Probate Case #81679-3, for conditions that exist at said property which render it unfit, unsafe, or dangerous, in Instrument No. 202011160040653 in the Register's Office for Knox County, Tennessee. Serve: Robert Moyers, Manager, Neighborhood Codes Enforcement, 400 Main St. Ste.475, Knoxville, TN 37902.

5. The City of Knoxville-David Brace, Public Officer recorded an Order against Murl Lee Justus, deceased, Homer Wesley Justus, Jr., Mary K. Howell, Melissa Kline, Helen L. Justus, Administratrix for the Estate of Murl Lee Justus and Knox County Probate Court, The Estate of Murl Lee Justus, Probate Case #81679-3, for violation of Article VI of the Knoxville City Code rendering subject property unfit for human habitation, in Instrument No. 202012180049942 in the Register's Office for Knox County, Tennessee Serve: Robert Moyers, Manager, Neighborhood Codes Enforcement, 400 Main St. Ste.475, Knoxville, TN 37902.

6. The City of Knoxville- David Brace, Public Office recorded and Order against Murl Lee Justus, deceased, Homer Wesley Justus, Jr., Mary K. Howell, Melissa Kline, Helen L. Justus, Administratrix for the Estate of Murl Lee Justus and Knox County Probate Court, The Estate of Murl Lee Justus, Probate Case #81679-3, for violation of Article VI of the Knoxville City Code, in Instrument No. 202012180049946 in the Register's Office for Knox County, Tennessee Serve: Robert Moyers, Manager, Neighborhood Codes Enforcement, 400 Main St. Ste.475, Knoxville, TN 37902.

7. The City of Knoxville recorded a Notice of Lien against Murl Lee Justus, in the amount of $282.50, plus penalty and costs, for lot cleaning and/or debris removal, in Instrument No. 202101200058425 in the amount of $282.50. Attorney for City: Jimmy Brown Johnson, 400 Main St. Knoxville, TN 37902. Serve: Indya Kincannon, Mayor, 400 Main St. Ste 691, Knoxville, TN 37902.

8. The City of Knoxville recorded a Notice of Lien against Murl Lee Justus, deceased, Homer Wesley Justus, Jr., Mary K. Howell, Melissa Kline, Helen L. Justus, Administratrix for the Estate of Murl Lee Justus and Knox County Probate Court, The Estate of Murl Lee Justus, Probate Case #81679-3, in the amount of $5,302.46, plus penalty and costs, for demolition and debris removal, in Instrument No. 202110270035087 in the Register's Office for Knox County, Tennessee. Attorney for City: Jimmy Brown Johnson, 400 Main St. Knoxville, TN 37902. Serve: Indya Kincannon, Mayor, 400 Main St. Ste 691, Knoxville, TN 37902.

9. The City of Knoxville recorded a Notice of Lien against Murl Lee Justus, deceased, Homer Wesley Justus, Jr., Mary K. Howell, Melissa Kline, Helen L. Justus, Administratrix for the Estate of Murl Lee Justus and Knox County Probate Court, The Estate of Murl Lee Justus, Probate Case #81679-3, in the amount of $287.65, plus penalty and costs, for boarding and/or securing the structure and the recording costs of said lien, in Instrument No 202112160048095, in the Register's Office for Knox County, Tennessee. Attorney for City: Jimmy Brown Johnson, 400 Main St. Knoxville, TN 37902. Serve: Indya Kincannon, Mayor, 400 Main St. Ste 691, Knoxville, TN 37902.

10. The City of Knoxville recorded a Notice of Lien against Murl Lee Justus, deceased, Homer Wesley Justus, Jr., Mary K. Howell, Melissa Kline, Helen L. Justus, Administratrix for the Estate of Murl Lee Justus and Knox County Probate Court, The Estate of Murl Lee Justus, Probate Case #81679-3, in the amount of $300.15, plus penalty and costs, for boarding and/or securing the structure and the recording costs of said lien, in Instrument No 202112160048096, in the Register's Office for Knox County, Tennessee. Attorney for City: Jimmy Brown Johnson, 400 Main St. Knoxville, TN 37902. Serve: Indya Kincannon, Mayor, 400 Main St. Ste 691, Knoxville, TN 37902.

11. The City of Knoxville recorded a Notice of Lien against Murl Lee Justus, in the amount of $211.00, plus penalty and costs, for lot cleaning and/or debris removal, in Instrument No. 202202220064836 in the Register's Office for Knox County, Tennessee. Attorney for City: Jimmy Brown Johnson, 400 Main St. Knoxville, TN 37902. Serve: Indya Kincannon, Mayor, 400 Main St. Ste 691, Knoxville, TN 37902.

12. The City of Knoxville recorded a Notice of Lien against Murl Lee Justus, in the amount of $211.00, for lot cleaning and/or debris removal, in Instrument No. 202211170029883 in the Register's Office for Knox County, Tennessee. Attorney for City: Jimmy Brown Johnson, 400 Main St. Knoxville, TN 37902. Serve: Indya Kincannon, Mayor, 400 Main St. Ste 691, Knoxville, TN 37902.

13. Helen L. Justus obtained a Lien against Estate of Murl Lee Justus, in the amount of $622.00, for payment of costs to preserve the real estate for the benefit of the decedent's children, contained in Order of Confirmation in Knox County Chancery Court – Probate Division, Docket No. P-19-81679-3. Serve: Helen L. Justus, 2012 Coker Ave. Knoxville, TN 37917.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Estate of Murl Lee Justus, Knox County Chancery Court Probate Division, Docket No. 81679-3. Title vested in Homer W. Justice, Mary K. Howell, and Melissa K. Cline. Estate closed 1/26/2021.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,991.85**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 26,460.03**

**TAX ID:** 081MD-009 **TAX SALE:** 24
**TRUSTEE FILE:** 257

**OWNER(S) & ADDRESS(ES):**

Herbert Simmons
0 Folsom Avenue, Knoxville, TN 37917
1101 Folsom Avenue, Knoxville, TN 37914

**COMMON DESCRIPTION:**

0 Folsom Avenue Larens PT 5

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Two (2) of Knox County, Tennessee, and within the 11th Ward of the City of Knoxville, Tennessee, and being more particular described as follows:

BEGINNING at the Northwest corner of East Baxter Avenue and Folsom Street; Thence, North 86 deg. 52 min. West, with the North line of East Baxter Avenue, 75.3 feet to a stake; Thence, North 2 deg. 48 min. East, 25 feet to a stake; Thence, North 87 deg. 10 min. East, 73.8 feet to a stake on the West side of Folsom Street; Thence, with the West line of Folsom Street due South 33 feet to the point of BEGINNING, the said lot being a portion of the 3rd parcel of land conveyed by Henry Bloom and wife, to J.B. Richards by deed dated 13th day of January 1920 and of record in the Register's Office for Knox County, Tennessee, in Deed Book 306, page 430, and same lot conveyed by said Richards and wife, to G.M. Spurlin of the First Part by deed dated 9th day of June 1920 and filed for record in said Register's Office.

BEING the same property conveyed to Herbert Simmons, from G. M. Spurlin and wife, Lillian D. Spurlin, by Warranty Deed dated June 14, 1920, and recorded on June 14, 1920 in Warranty Deed Book 336, page 239, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Herbert Simmons, from G. M. Spurlin and wife, Lillian D. Spurlin, by Warranty Deed dated June 14, 1920, and recorded on June 14, 1920 in Warranty Deed Book 336, page 239, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of 100.40, if paid in 12/2023;

2013 Knox County taxes are delinquent in the amount of 94.71, if paid in 12/2023;

2014 Knox County taxes are delinquent in the amount of 92.01, if paid in 12/2023;

2015 Knox County taxes are delinquent in the amount of 89.31, if paid in 12/2023;

2016 Knox County taxes are delinquent in the amount of 86.61, if paid in 12/2023;

2017 Knox County taxes are delinquent in the amount of 81.50, if paid in 12/2023;

2018 Knox County taxes are delinquent in the amount of $78.98, if paid in 12/2023;

2019 Knox County taxes are delinquent in the amount of $76.46, if paid in 12/2023;

2020 Knox County taxes are delinquent in the amount of $373.94, if paid in 12/2023;

2021 Knox County taxes are delinquent in the amount of $71.42, if paid in 12/2023;

2022 Knox County taxes are delinquent in the amount of $11.50, if paid in 12/2023.

2023 Knox County taxes are due and payable in the amount of $10.00, if paid by 02/2024.

2. 2012 Knoxville City taxes are delinquent in the amount of $78.62, if paid in 12/2023;

2013 Knoxville City taxes are delinquent in the amount of $70.71, if paid in 12/2023;

2014 Knoxville City taxes are delinquent in the amount of $74.33, if paid in 12/2023;

2015 Knoxville City taxes are delinquent in the amount of $70.07, if paid in 12/2023;

2016 Knoxville City taxes are delinquent in the amount of $65.82, if paid in 12/2023;

2017 Knoxville City taxes are delinquent in the amount of $57.12, if paid in 12/2023;

2018 Knoxville City taxes are delinquent in the amount of $53.28, if paid in 12/2023;

2019 Knoxville City taxes are delinquent in the amount of $49.44, if paid in 12/2023;

2020 Knoxville City taxes are delinquent in the amount of $45.60, if paid in 12/2023;

2021 Knoxville City taxes are delinquent in the amount of $41.75, if paid in 12/2023;

2022 Knoxville City taxes are delinquent in the amount of $17.46, if paid in 12/2023.

2023 Knoxville City taxes are due and payable in the amount of $14.55, if paid by 02/2024.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Herbert Simmons is most likely deceased as vesting deed is from 1920 (103 years ago). Unable to determine without further info.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, restrictions and zoning ordinances as shown by map of record, if any, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,446.76**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 679.92**

**TAX ID:** 0810B-015 **TAX SALE:** 24
**TRUSTEE FILE:** 261

**OWNER(S) & ADDRESS(ES):**

George Fagan & Anna Fagan
1219 New York Avenue, Knoxville, TN 37921
320 Liveoak Drive, Knoxville, TN 37920

**COMMON DESCRIPTION:**

1219 New York Avenue, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being all of Lot 1R of the Final Plat of Resubdivision of Lots 1 & 2, Block 35, Lonsdale Addition, as shown on plat of record, recorded as Instrument Number 200711050036821, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to George Fagan and wife, Anna Fagan from Ralph E. White, married, by Warranty Deed dated December 15, 2003, and filed of record December 31, 2003 in Book 1914, Page 438, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to George Fagan

and wife, Anna Fagan from Ralph E. White, married, by Warranty Deed dated December 15, 2003, and filed of record December 31, 2003 in Book 1914, Page 438, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2016 Knox County taxes are delinquent in the amount of $1,118.12, if paid in 1/2023;

2017 Knox County taxes are delinquent in the amount of $1,073.84, if paid in 1/2023;

2018 Knox County taxes are delinquent in the amount of $985.46, if paid in 1/2023;

2019 Knox County taxes are delinquent in the amount of $897.08, if paid in 1/2023;

2020 Knox County taxes are delinquent in the amount of $808.70, if paid in 1/2023;

2021 Knox County taxes are delinquent in the amount of $872.07, if paid in 1/2023;

2022 Knox County taxes are due in the amount of $445.00.

2. 2016 Knoxville City taxes are delinquent in the amount of $1,522.27, if paid in 1/2023;

2017 Knoxville City taxes are delinquent in the amount of $1,374.46, if paid in 1/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,237.42, if paid in 1/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,100.38, if paid in 1/2023;

2020 Knoxville City taxes are delinquent in the amount of $963.35, if paid in 1/2023;

2021 Knoxville City taxes are delinquent in the amount of $696.61, if paid in 1/2023;

2022 Knoxville City taxes are due in the amount of $617.58.

3. Deed of Trust from George F. Fagan and spouse, Anna M. Fagan, to Debra C. Poplin, Law Director (Trustee), to the City of Knoxville, dated April 4, 2008, securing two notes in the original amount of $38,783.20 and $20,000.00, recorded April 7, 2008 as Instrument Number 200804070075200, in the Register's Office for Knox County, Tennessee. Said Deed of Trust further being assumed by Clarence Massey, by Assumption Agreement dated October 30, 2015 and filed of record November 2, 2015, as Instrument Number 201511020027445, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Anna Fagan, being one in the same person as Anna M. Fagan and Anna Mae Johnson Fagan died on or about June 20, 2009. No probate file found in the Chancery Court for Knox County, Tennessee, Probate Division.

2. George Fagan, being one in the same person as George F. Fagan and George Francis Fagan died on or about September 16, 2015. No probate file found in the Chancery Court for Knox County, Tennessee.

3. Subject to restrictions and setbacks as per governmental zoning ordinances and all matters as shown by map of record in Instrument Number 200711050036821, in the Register's Office for Knox County, Tennessee.

4. Subject to utility and drainage easements of 10 ft. inside all exterior boundary lines and roads and 5 ft. inside interior lot lines, as shown by map of record in Instrument Number 200711050036821, in the Register's Office for Knox County, Tennessee.

5. Property is subject to the electric powerline easement crossing the lot, as shown by map of record in Instrument Number 200711050036821, in the Register's Office for Knox County, Tennessee.

4. Subject to possible probate concerns, if any, including a TN Care release.

5. Subject to any possible liens on the heirs of George Fagan and Anna Fagan.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,145.56**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,813.63**

**TAX ID:** 081OB-034 **TAX SALE:** 24

**TRUSTEE FILE:** 263

**OWNER(S) & ADDRESS(ES):**

Ruth F. Toole, ½ interest
PO Box 5700
Knoxville, TN 37928
½ interest:
Martin Parks Burks
1204-B Knollhaven Dr.
Ballwin, MO 63021
Charles C. Burks Jr.
2121 First Tennessee Plaza
Knoxville, TN 37929
Albert S. Burks
1724 NE 8th St
Homestead FL 33033
Benjamin Y. Burks
106 Flenniken St.
Knoxville, TN 37920

**COMMON DESCRIPTION:**

1141 Tennessee Ave
Lot 4 and ½ Lot 5, Block 41, Lonsdale Land Company
75 X 144P

**LEGAL DESCRIPTION:**

Tract I

SITUATE in the Fifth Civil District of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being known as all of Lot 4 and one-half (1/2) of Lot 5, Block 41, Lonsdale Land Company Addition as shown by Map of said Addition of record in Map Book 5, Page 183, in the Register's Office for Knox County, Tennessee, said property being more particularly described as follows: BEINNING at an iron pin in the Northwest line of Tennessee Avenue, which iron pin is located North 46 deg 20 min East, 150 feet with said line of Tennessee Avenue, form the intersection of same with Burnside Street; thence form said point of beginning with the dividing line between Lots 3 and 4 in said Addition, North 43 deg. 40 min. West 144 feet to an iron pin in the Southeast lien of an alley; thence with the line of said alley, North 46 deg 20 min East 75 feet to an iron pin; thence South 43 deg. 40 min. East, 144 feet to an iron pin in the Northwest line of Tennessee Avenue; thence with said line of Tennessee Avenue, South 46 deg. 20 min. West, 75 feet to the place of BEGINNING, Being improved with dwellings numbered 1137 and 1141 Tennessee Avenue, said description being according to the survey of T. J. Hatmaker dated July 12, 1872 bearing number 31323.

**DERIVATION:**

BEING part of the property conveyed to Charles C. Burks, a ½ undivided interest and Robert W. Toole and wife, Ruth F. Toole, as tenants by the entirety in a ½ interest interest by Deed dated September 1, 1972 and recorded in Book 1491 Page 850 in the Register's Office for Knox County, Tennessee.

Charles C. Burks died testate on or about June 1, 1984, devising his entire estate to his wife, Mabel Traylor Burks. Probate file P-84-038340. Mabel Traylor Burks died testate on or about November 20, 1997, Probate File 54624-2, devising her estate to her four sons, Martin Burks, Charles C. Burks Jr., Albert S. Burks and Benjamin Y. Burks.

Robert W. Toole is deceased, his estate filed in Docket 05-64218-2 Knox County Probate Office. Ruth F. Toole is the surviving tenant by the entirety.

**INTERESTED PERSONS (ENCUMBRANCES):**

City of Knoxville has recorded 5 liens for mowing and/or cleaning and debris removal in Instrument Nos. 201211090030915; 201611070029935; 201710060021859; 201808210011773 and 202302010042750 in the Register's Office for Knox County Tennessee. Serve: Indya Kincannon, Mayor, 400 Main St. Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** See derivation

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,192.48**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,604.72**

**TAX ID:** 0810C-019 **TAX SALE:** 24

**TRUSTEE FILE:** 264

**OWNER(S) & ADDRESS(ES):**

Abundant Capital Group LLC
Registered Agent:
Keith Foster
4[illegible] Duff [illegible]
Kn[illegible] 92[illegible]
40[illegible] Ave
Kno[illegible] TN 379[illegible]

PAID

**COMMON DESCRIPTION:**

1023 Tennessee Ave.
50 x 144

**LEGAL DESCRIPTION:**

SITUATED in District No. 5 of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, being known and designated as the Eastern portion of or 50'X144", Lots numbers 7, 8, 9, 10,11 and 12, in Block 43 of Lonsdale Land Company Addition to Knoxville, Tennessee, as shown on map of said addition of record in Map Book 5, page 183, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description said lots, said portion of said lots lying and being situated on the Northern side of Tennessee Avenue, and having a frontage of 50 feet thereon, and running back parallel lines 144 feet to the Southern line of an alley, and being more particularly described as follows:

BEGINNING at a point in the Northern line of Tennessee Avenue, distant in an easterly direction 50 feet from the point of intersection of the Northern line of Tennessee Avenue with the Eastern line of Johnson Street, and running thence in a Northerly direction on a line parallel with the Eastern line of Johnson Street 144 feet to a point in the Southern line of an alley; thence in an Easterly direction with the Southern line of said alley, and on a line parallel with the Northern line of Tennessee Avenue, a distance of 50 feet to a point thence in a Southerly direction on line parallel with the first line herein, a distance of 144 feet to a point in the Northern line of Tennessee Avenue, a distance of 50 feet to a point; thence in a Southerly direction on a line parallel with the first line herein, a distance of 144 feet to a point in the Northern line of Tennessee Avenue; thence in a Westerly direction with the Northern line of Tennessee Avenue, a distance of 50 feet to the point of Tennessee Avenue, a distance of 50 feet to the point of BEGINNING, being improved with the residence bearing City No. 1023 (formerly 205) Tennessee Avenue, N. W., Knoxville, Tennessee.

**DERIVATION:**

BEING the same property conveyed to Abundant Capital Group LLC by Quitclaim Deed from Seahorn Solutions, LLC dated November 8, 2022 and recorded in Instrument No. 202211100028615 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville recorded clean up liens in Instrument Nos. 202211140028886; 202110010026959; 201908290014942; 201907100002456; 201808220012098; 201802090047208; 201710260026245. Serve: Indya Kincannon, Mayor, 400 Main St. Suite 691 Knoxville TN 37902.

2. Lien filed by City of Knoxville by Robert Moyers, Manager, Neighborhood Codes of record in Inst. No. 201906040071757. Serve Indya Kincannon, Mayor, 400 Main St. Suite 691 Knoxville TN 37902.

3. Complaint and Order filed by City of Knoxville, Neighborhood Codes Enforcement of record in Instrument Nos. 201804120060482 and 201805030064924 in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St. Suite 691, Knoxville, Tn 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,184.95**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 19,898.29**

**TAX ID:** 081OF-034 **TAX SALE:** 24

**TRUSTEE FILE:** 265

**OWNER(S) & ADDRESS(ES):**

Junior D. Sutton (deceased)
911 Vermont Avenue, Knoxville, TN 37921

**COMMON DESCRIPTION:**

911 Vermont Avenue, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 14, Block 59, Lonsdale Land Company Addition, as shown by map of same of record in Plat Cabinet A, Slide 143-B (formerly Map Book 5, page 183), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, and being more fully described as follows:

BEGINNING at an iron pin in the Northwest line of Vermont Avenue at the common corner between Lot 14 and Lot 15, said BEGINNING point being distant 700 feet Southwesterly from the intersection of Vermont Avenue and Meade Street; Thence, from said BEGINNING point with the line of Vermont Avenue, South 56 deg. 15 min. West, 50 feet to an iron pin corner to Lot 13; Thence, with the line of said lot, North 33 deg. 45 min. West, 144 feet to an iron pin in the Southeast line of an alley; Thence, with said line, North 56 deg. 15 min. East, 50 feet to an iron pin corner to Lot 15; Thence, with the line of said lot, South 33 deg. 45 min. East, 144 feet to the place of BEGINNING; according to the survey of G. T. Trotter, Jr., Surveyor, Knoxville, TN, dated November 10, 1976; said premises being improved with dwelling bearing house number 911 Vermont Avenue.

BEING the same property conveyed to Junior D. Sutton, from Shaffer and Associates, by Warranty Deed dated August 4, 1978 and recorded on August 7, 1978 in Warranty Deed Book 1650, page 910, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Junior D. Sutton, from Shaffer and Associates, by Warranty Deed dated August 4, 1978 and recorded on August 7, 1978 in Warranty Deed Book 1650, page 910, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $428.47, if paid in 2/2023;

2012 Knox County taxes are delinquent in the amount of $659.13, if paid in 2/2023;

2013 Knox County taxes are delinquent in the amount of $746.65, if paid in 2/2023;

2014 Knox County taxes are delinquent in the amount of $702.19, if paid in 2/2023;

2015 Knox County taxes are delinquent in the amount of $657.73, if paid in 2/2023;

2016 Knox County taxes are delinquent in the amount of $613.27, if paid in 2/2023;

2017 Knox County taxes are delinquent in the amount of $497.41, if paid in 2/2023;

2018 Knox County taxes are delinquent in the amount of $459.07, if paid in 2/2023;

2019 Knox County taxes are delinquent in the amount of $420.73, if paid in 2/2023;

2020 Knox County taxes are delinquent in the amount of $382.39, if paid in 2/2023;

2021 Knox County taxes are delinquent in the amount of $551.40, if paid in 2/2023;

2022 Knox County taxes are due in the amount of $208.00 and become delinquent March 1, 2023.

2. 2011 Knoxville City taxes are delinquent in the amount of $827.89, if paid in 2/2023;

2012 Knoxville City taxes are delinquent in the amount of $777.11, if paid in 2/2023;

2013 Knoxville City taxes are delinquent in the amount of $867.20, if paid in 2/2023;

2014 Knoxville City taxes are delinquent in the amount of $919.08, if paid in 2/2023;

2015 Knoxville City taxes are delinquent in the amount of $849.57, if paid in 2/2023;

2016 Knoxville City taxes are delinquent in the amount of $780.07, if paid in 2/2023;

2017 Knoxville City taxes are delinquent in the amount of $1,089.76, if paid in 2/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,414.34, if paid in 2/2023;

2019 Knoxville City taxes are delinquent in the amount of $12,474.27, if paid in 2/2023;

2020 Knoxville City taxes are delinquent in the amount of $431.48, if paid in 2/2023;

2021 Knoxville City taxes are delinquent in the amount of $307.04, if paid in 2/2023;

2022 Knoxville City taxes are due in the amount of $288.85 and become delinquent March 1, 2023.

3. City of Knoxville Notice of Liens recorded as Instrument Numbers 201710060021839; Instrument Number 201809240019357; Instrument Number 201810260026771; Instrument Number 2019010300040439; Instrument Number 201905310070811; Instrument Number 20190710002495 and Instrument Number 201912050038516, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville Order recorded as Instrument Number 201712200037883, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville Complaint recorded as Instrument Number 201711160031086, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, Restrictions and zoning ordinances as shown by map of record in Plat Cabinet A, Slide 143-A (formerly Map Book 5, page 183), in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

4. Junior D. Sutton is deceased, having died intestate in or about August 15, 2016. No estate has been located in the Chancery Court for Knox County, Tennessee, Probate Division. Subject to any heirs and claims of record.

5. Verification of one and same regarding possible lien on heir, Christina Hensley (nee Sutton), recorded as Instrument Number 201501210039100 and Instrument Number 201510200024690, in the Register's Office for Knox County, Tennessee.

6. Heirship Affidavits recorded as Instrument Number 202109170022896; Instrument Number 202109170022897 and Instrument Number 202109170022898, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,501.88**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 23,753.68**

**TAX ID:** 081OF-043 **TAX SALE:** 24

**TRUSTEE FILE:** 267

**OWNER(S) & ADDRESS(ES):**

Eva N. Kerr and Maxwell O. Kerr
945 Vermont Avenue, Knoxville, TN 37921

**COMMON DESCRIPTION:**

945 Vermont Avenue, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (Old Eight) of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being bounded and described as follows:

TRACT NO. ONE:

BEING designated as the Eastern or Northeastern half of Lot No. 119 in Doll, Mynderse and Brownlee's Third Addition to the City of Knoxville, Tennessee, as shown by map of said Addition of record in Plat Cabinet A, Slide 111-C, formerly Map Book 4, page 66, in the Register's Office for Knox County, Tennessee, to which specific reference is hereby made for a more particular description; said one-half of lot having a frontage of 25-feet on the Northern side of Lonsdale Pike, and extending back therefrom between parallel lines to the Southern line of an alley.

TRACT NO. TWO:

BEING known and designated as Lot No. 120 in Doll, Mynderse and Brownlee's Third Addition to the City of Knoxville, Tennessee, as shown by plat of record in Plat Cabinet A, Slide 111-C, formerly Map Book 4, page 66, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, said lot fronting 40-feet, more or less, on the North side of Lonsdale Pike and Vermont Avenue, and extends back between parallel lines to an alley.

BEING the same property conveyed to Eva N. Kerr and husband, Maxwell O. Kerr, by Warranty Deed dated March 15, 2007, from Jeffrey L. Kear, recorded as Instrument Number 200703190075707, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Eva N. Kerr and husband, Maxwell O. Kerr, by Warranty Deed dated March 15, 2007, from Jeffrey L. Kear, recorded as Instrument Number 200703190075707, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville has a Notice of Lien asserted by the City of Knoxville, Tennessee, and Knox County, Tennessee, on December 2, 2013, in the amount of $200.00, recorded as Instrument Number 201312030034556, in the Register's Office for Knox County, Tennessee.

2. City of Knoxville has a Notice of Lien asserted by the City of Knoxville, Tennessee, and Knox County, Tennessee, on November 10, 2014, in the amount of $200.00, recorded as Instrument Number 201411120026656, in the Register's Office for Knox County, Tennessee.

3. City of Knoxville has a Notice of Lien asserted by the City of Knoxville, Tennessee, and Knox County, Tennessee, on September 14, 2015, in the amount of $200.00, recorded as Instrument Number 201509150017433, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville has a Notice of Lien asserted by the City of Knoxville, Tennessee, and Knox County, Tennessee, on November 23, 2015, in the amount of $200.00, recorded as Instrument Number 201511230032124, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has a Notice of Lien asserted by the City of Knoxville, Tennessee, on October 23, 2017, in the amount of $233.00, recorded as Instrument Number 201710240025614, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville has a Notice of Lien asserted by the City of Knoxville, Tennessee, on September 1, 2018, in the amount of $190.00, recorded as Instrument Number 201809240019358, in the Register's Office for Knox County, Tennessee.

7. 2012 Knox County taxes are delinquent in the amount of $175.40, if paid by 11/30/2023;

2013 Knox County taxes are delinquent in the amount of $135.85, if paid by 11/30/2023;

2014 Knox County taxes are delinquent in the amount of $130.63, if paid by 11/30/2023;

2015 Knox County taxes are delinquent in the amount of $125.41, if paid by 11/30/2023;

2016 Knox County taxes are delinquent in the amount of $120.19, if paid by 11/30/2023;

2017 Knox County taxes are delinquent in the amount of $110.50, if paid by 11/30/2023;

2018 Knox County taxes are delinquent in the amount of $105.64, if paid by 11/30/2023;

2019 Knox County taxes are delinquent in the amount of $100.78, if paid by 11/30/2023;

2020 Knox County taxes are delinquent in the amount of $395.92, if paid by 11/30/2023;

2021 Knox County taxes are delinquent in the amount of $91.01, if paid by 11/30/2023;

2022 Knox County taxes are delinquent in the amount of $21.61, if paid by 11/30/2023;

2023 Knox County taxes are due in the amount of $19.00.

8. 2012 City of Knoxville property taxes are delinquent in the amount of $171.27, if paid by11/30/2023;

2013 City of Knoxville property taxes are delinquent in the amount of $829.06, if paid by 11/30/2023;

2014 City of Knoxville property taxes are delinquent in the amount of $787.93, if paid by 11/30/2023;

2015 City of Knoxville property taxes are delinquent in the amount of $1,343.75, if paid by 11/30/2023;

2016 City of Knoxville property taxes are delinquent in the amount of $111.57, if paid by 11/30/2023;

2017 City of Knoxville property taxes are delinquent in the amount of $696.10, if paid by 11/30/2023;

2018 City of Knoxville property taxes are delinquent in the amount of $632.79, if paid by 11/30/2023;

2019 City of Knoxville property taxes are delinquent in the amount of $80.18, if paid by 11/30/2023;

2020 City of Knoxville taxes are delinquent in the amount of $72.79, if paid by 11/30/2023;

2021 City of Knoxville taxes are delinquent in the amount of $65.40, if paid by 11/30/2023;

2022 City of Knoxville taxes are delinquent in the amount of $31.80, if paid by 11/30/2023;

2023 City of Knoxville taxes are due in the amount of $26.95.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

Subject to Restrictions and zoning ordinances, as shown by plat recorded in Plat Cabinet A, Slide 111-C, formerly Map Book 4, page 66, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,755.20**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,099.46**

**TAX ID:** 081OF-044 **TAX SALE:** 24

**TRUSTEE FILE:** 268

**OWNER(S) & ADDRESS(ES):**

Fidel O. Belmares and Bertica M. Belmares
3428 Wexgate Road, Knoxville, TN 37931

**COMMON DESCRIPTION:**

2106 Lonsdale Pike, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in District No. Five of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being all of Lot No. 118 and the Southwestern one-half of Lot No. 119, of Doll, Mynderse, and Brownlee's Third Addition to the City of Knoxville, Tennessee, as originally shown on map of record in Plat Cabinet A, Slide 14-D, in the Register's Office for Knox County, Tennessee, and being more particularly described as follows:

THE TWO PARCELS herein described have a combined frontage of 75-feet on the Northeastern side of Lonsdale Road and extend back in a Northeastern direction therefrom between parallel lines to an alley, the Westerly line being 110 feet, more or less, and the Easterly line being 120-feet, more or less.

BEING the same property conveyed to Fidel O. Belmares and Bertica M. Belmares, a married couple, by Quit Claim Deed dated September 28, 2012, from Eva N. Nuchols (Eva N. Kerr), recorded as Instrument Number 201209280020868, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Fidel O. Belmares and Bertica M. Belmares, a married couple, by Quit Claim Deed dated September 28, 2012, from Eva N. Nuchols (Eva N. Kerr), recorded as Instrument Number 201209280020868, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville has a Notice of Lien asserted by the City of Knoxville, Tennessee, and Knox County, Tennessee, on September 11, 2015, in the amount of $266.00, recorded as Instrument Number 201509150017246, in the Register's Office for Knox County, Tennessee.

2. Department of the Treasury - Internal Revenue Service has a Notice of Federal Tax Lien dated April 5, 2016, in the amount of $74,125.98, recorded as Instrument Number 201604110058503, in the Register's Office for Knox County, Tennessee.

3. City of Knoxville has a Complaint asserted by the Neighborhood Codes Enforcement on March 17, 2017, against Fidel O. Belmares and Bertica M. Belmares, recorded as Instrument Number 201703170056730, and Instrument Number 201704170063292, in the Register's Office for Knox County, Tennessee, resulting in an Order dated April 17, 2017, requiring the structure located on the subject property to be rehabilitated or demolished.

4. City of Knoxville has a Complaint asserted by the Neighborhood Codes Enforcement on June 14, 2017, against Fidel O. Belmares and Bertica M. Belmares, recorded as Instrument Number 201706140076507, in the Register's Office for Knox County, Tennessee, resulting in an Order dated July 14, 2017, recorded as Instrument Number 201707180003515, requiring the structure located on the subject property to be boarded and secured.

5. City of Knoxville has a Notice of Lien asserted by the City of Knoxville, Tennessee, on February 26, 2018, in the amount of $198.08, recorded as Instrument Number 201802270050799, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville has a Notice of Lien asserted by the City of Knoxville, Tennessee, on April 3, 2018, in the amount of $4,894.19, recorded as Instrument Number 201804050058892, in the Register's Office for Knox County, Tennessee.

7. Metro Knoxville HMA, LLC dba North Knoxville Medical Center, has a Judgment Lien recorded against Fidel O. Belmares, in the original amount of $3,067.70, recorded as Instrument Number 202301170040241, in the Register's Office for Knox County, Tennessee.

8. 2013 Knox County taxes are delinquent in the amount of $1,016.44, if paid by 11/30/2023;

2014 Knox County taxes are delinquent in the amount of $957.58, if paid by 11/30/2023;

2015 Knox County taxes are delinquent in the amount of $898.72, if paid by 11/30/2023;

2016 Knox County taxes are delinquent in the amount of $839.86, if paid by 11/30/2023;

2017 Knox County taxes are delinquent in the amount of $579.85, if paid by 11/30/2023;

2018 Knox County taxes are delinquent in the amount of $97.42, if paid by 11/30/2023;

2019 Knox County taxes are delinquent in the amount of $93.28, if paid by 11/30/2023;

2020 Knox County taxes are delinquent in the amount of $389.14, if paid by 11/30/2023;

2021 Knox County taxes are delinquent in the amount of $84.95, if paid by 11/30/2023;

2022 Knox County taxes are delinquent in the amount of $19.34, if paid by 11/30/2023;

2023 Knox County taxes are due in the amount of $17.00.

5. 2012 City of Knoxville property taxes are delinquent in the amount of $1,531.21, if paid by 11/30/2023;

2013 City of Knoxville property taxes are delinquent in the amount of $1,204.20, if paid by 11/30/2023;

2014 City of Knoxville property taxes are delinquent in the amount of $1,281.51, if paid by 11/30/2023;

2015 City of Knoxville property taxes are delinquent in the amount of $2,003.40, if paid by 11/30/2023;

2016 City of Knoxville property taxes are delinquent in the amount of $1,097.37, if paid by 11/30/2023;

2017 City of Knoxville property taxes are delinquent in the amount of $725.86, if paid by 11/30/2023;

2018 City of Knoxville property taxes are delinquent in the amount of $11,984.82, if paid by 11/30/2023;

2019 City of Knoxville property taxes are delinquent in the amount of $72.41, if paid by 11/30/2023;

2020 City of Knoxville taxes are delinquent in the amount of $65.91, if paid by 11/30/2023;

2021 City of Knoxville taxes are delinquent in the amount of $59.40, if paid by 11/30/2023;

2022 City of Knoxville taxes are delinquent in the amount of $27.98, if paid by 11/30/2023;

2023 City of Knoxville taxes are due in the amount of $23.71.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Subject to Restrictions and zoning ordinances, as shown by plat recorded in Plat Cabinet A, Slide 14-D, in the Register's Office for Knox County, Tennessee.

2. The Quit Claim Deed of record as Instrument Number 201209280020868, in the Register's Office for Knox County, Tennessee, was executed on the behalf of Eva Kerr by James Nuchols as Power of Attorney; the notary acknowledgement contained in said Deed is defective in that it is an individual acknowledgement rather than a power-of-attorney acknowledgement. A Correction Quit Claim Deed needs to be recorded to correct this issue.

3. The legal description contained in the Quit Claim Deed of record as Instrument Number 201209280020868, in the Register's Office for Knox County, Tennessee, is insufficient and incomplete.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,537.04**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 21,181.40**

**TAX ID:** 081OH-013 **TAX SALE:** 24

**TRUSTEE FILE:** 269

**OWNER(S) & ADDRESS(ES):**

Michael R. Human
3309 Western Avenue
Knoxville, TN 37921

**COMMON DESCRIPTION:**

729 Virginia Ave
Knoxville, TN 37921
50 x 144

**LEGAL DESCRIPTION:**

TRACT 1:

SITUATED in District No. Three (3) of Knox County, Tennessee, and within the 20th Ward of the City of Knoxville, and being known and designated as all of Lot no. 5, Block 68, in the Lonsdale Land Company's Addition as shown in Map Book 5, page 183 in the Register's Office for Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNIN at a point in the North line of Virginia Avenue; said beginning point being located 200 feet, more or less, northeasterly of the point of intersection of the north line of Virginia Avenue with the east line of Meade Street said beginning point also being corner common to Lot Nos. 4 and 5, page 68, in the Lonsdale Land Company's Addition; thence from said beginning point North 36 deg. 00' East, 50 feet to an iron pin in the south line of said alley; corner to Lots 5 and 6 of the above mentioned block and addition; thence South 36 deg. 00' East, 144 feet to an iron pin in the North line of Virginia Avenue, thence South 54 deg. 00' West, 50 feet to an iron pin in the point of BEGINNING, as shown by Batson and Himes, survey dated March 11, 1966.

**DERIVATION:**

BEING the same property conveyed to Michael R. Human and Charles R. Human, with the right of survivorship, by Warranty Deed from Charles R. Human, dated July 9, 1987, recorded February 17, 1988, and of record in Book 1938, page 960, in the Register's Office for Knox County, Tennessee. Charles R. Human died on or about January 16, 1989, leaving Michael R. Human as the surviving tenant.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville and Knox County, Tennessee recorded an Abstract and Notice of Lien Lis Pendens, against Charles R. Human and Michael R. Human,729 Virginia Ave., Knoxville, TN 37921, for delinquent taxes, recorded May 18, 2022, as Instrument No. 202205180087617 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902. Glen Jacobs, Mayor 400 Main Street Suite 615, Knoxville, TN 37902.

2. The City of Knoxville and Knox County, Tennessee recorded an Abstract and Notice of Lien Lis Pendens, against Charles R. Human and Michael R. Human,729 Virginia Ave., Knoxville, TN 37921, for delinquent taxes, recorded October 14, 2021 as Instrument No. 202110140031023 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902. Glen Jacobs, Mayor 400 Main Street Suite 615, Knoxville, TN 37902.

3. The City of Knoxville and Knox County, Tennessee recorded an Abstract and Notice of Lien Lis Pendens, against Charles R. Human,729 Virginia Ave., Knoxville, TN 37921, for delinquent taxes, recorded April 30, 2019 as Instrument No. 201904300063731 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902. Glen Jacobs, Mayor 400 Main Street Suite 615, Knoxville, TN 37902.

4. The City of Knoxville recorded a Notice of Lien, against Charles R. Human and Michael R. Human, 5023 Sunshine Lane, Knoxville, TN 37921, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded October 6, 2017, as Instrument No. 201710060021928 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

5. The City of Knoxville recorded a Notice of Lien, against Charles R. Human, deceased, Michael R. Human, 5023 Sunshine Lane, Knoxville, TN 37921, and the State of Tennessee Department of Revenue, 500 Deaderick St., Nashville, TN 37242, for building demolition, August 7, 2017, as Instrument No. 201708070008309 in the Register's Office for Knox County, Tennessee. Original Order recorded September 19, 2016 as Instrument No. 201609190018256. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

6. The City of Knoxville recorded a Complaint against Charles R. Human, deceased, Michael R. Human, 3309 Western Ave., Knoxville, TN 37921, and the State of Tennessee Department of Revenue, 500 Deaderick St., Nashville, TN 37242 for unsafe, unfit or dangerous conditions, recorded August 24, 2016, as Instrument No. 201608240012817, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

7. The State of Tennessee, Department of Revenue recorded a Notice of State Tax Lien, against Michael R. Human, 5023 Sunshine Lane, Knoxville, TN 37921, recorded June 5, 2019 as Instrument No. 201906050071798, in the Register's Office for Knox County, Tennessee. Serve State of Tennessee Department of Revenue, 500 Deaderick St., Nashville, TN 37242

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Charles R. Human died on or about January 16, 1989. Probate was found for Charles R. Human in the Knox County Chancery Court, probate division docket number P-89-440802. No probate information or record of death found for Michael R. Human.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,753.87**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,538.01**

**TAX ID:** 081OK-013 **TAX SALE:** 24

**TRUSTEE FILE:** 271

**OWNER(S) & ADDRESS(ES):**

Ronald Alvin Milam and Melissa D. Milam
169 Caviller Port N
North Fort Myers, FL 33917

**COMMON DESCRIPTION:**

822 W. Oak Hill Avenue
45 x 85

**LEGAL DESCRIPTION:**

SITUATED in the 3rd Civil District of Knox County, Tennessee, and within the 20th Ward of the City of Knoxville, Tennessee, being all of Lot No 535 in Bon View Addition, as shown by map of record in Map Book 7, page 150, in the Knox County Register's Office, said lot fronting 45 feet on the southeast side of West Oakhill Avenue, and being more particularly bounded and described as shown on said map of record aforesaid, and as shown by survey of Wade B. Nance, Surveyor, dated June 20, 1985.

**DERIVATION:**

BEING the same property conveyed to Ronald Alvin Milam and wife, Melissa D. Milam by Warranty Deed from Michael Gino Magdos and wife, Phyllis A. Magdos, dated December 14, 1994, and recorded in Deed Book 2162, page 894, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Home Federal Bank of Tennessee is the beneficiary of a Deed of Trust from Ronald Alvin Milam and wife, Melissa D. Milam to Investors Trust Company, Trustee, in the original amount of $27,000.00, dated January 25, 2007, and recorded as Instrument No. 200702010062366, in the Knox County Register's Office. Serve: Home Federal Bank of Tennessee, 515 Market Street, Knoxville, TN 37902

2. City of Knoxville filed a Complaint against Ronald Alvin Milam and Melissa D. Milam, filed January 10, 2012, as Instrument No. 201201100037925, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

3. City of Knoxville filed Notices of Liens against Ronald Alvin Milam and Melissa D. Milam recorded as Instrument Nos. 201203300054067, 201212280042362, 201212280042363, 201311210032537, 201401030040430, 201408070008228, 201410240023060, 201502250045667 and 201509290020272, all in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND**

**COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,348.96**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,077.31**

**TAX ID:** 0810R-003 **TAX SALE:** 24

**TRUSTEE FILE:** 272

**OWNER(S) & ADDRESS(ES):**

Charles Lawson, Sr. and wife, Peggy Lawson
2340 Stonewall Street, Knoxville, TN 37921

**COMMON DESCRIPTION:**

2340 Stonewall Street, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in District No. Eight of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being the Eastern part of Lot 20, Block 46, Lonsdale Land Company's Addition, and being more fully bounded and described as follows: BEGINNING at a point in the South lie of Stonewall Street (formerly Hill Street) at the dividing line between Lots 20 and 21, said point being 12-feet, more or less, from Tennessee Avenue; thence in a Southerly direction along the dividing line between Lots 20 and 21, a distance of 132 feet to the North line of an alley; thence, in a Westerly direction along the North line of said alley, 50 feet; thence in a Northerly direction, 97 feet, more or less, to the South line of Stonewall A venue; thence in an Easterly direction along the South line of Stonewall Street, to the BEGINNING.

BEING the same property conveyed to Charles Lawson, Sr. and wife, Peggy Lawson, by Warranty Deed dated October 7, 1991, from Sewell Arp, single, recorded in Deed Book 2055, page 516, in the Register's Office for Knox County, Tennessee. Charles E. Lawson, Sr. being one and the same person as Charles E. Lawson, II passed away in 1993 being married to Peggy Lawson, with no intervening divorce or separation between them until his time of passing.

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.

**DERIVATION:**

BEING the same property conveyed to Charles Lawson, Sr. and wife, Peggy Lawson, by Warranty Deed dated October 7, 1991, from Sewell Arp, single, recorded in Deed Book 2055, page 516, in the Register's Office for Knox County, Tennessee. Charles E. Lawson, Sr. being one and the same person as Charles E. Lawson, II passed away in 1993 being married to Peggy Lawson, with no intervening divorce or separation between them until his time of passing. Peggy Lawson, being one and the same person as Peggy Joyce Lawson, passed away Intestate on May 21, 2014, said Estate being Probated as Docket No. 75020-1, in the Chancery Court for Knox County, Tennessee, Probate Division.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2015 Knox County taxes are delinquent in the amount of $797.45, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $743.09, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $589.44, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $543.54, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $497.64, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $451.74, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $705.79, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $217.21, if paid in 3/2023;

2. 2015 City of Knoxville taxes are delinquent in the amount of $303.42, if paid in 3/2023.

2016 City of Knoxville taxes are delinquent in the amount of $448.96, if paid in 3/2023.

2017 City of Knoxville taxes are delinquent in the amount of $520.21, if paid in 3/2023.

2018 City of Knoxville taxes are delinquent in the amount of $11,359.15, if paid in 3/2023.

2019 City of Knoxville taxes are delinquent in the amount of $662.72, if paid in 3/2023.

2020 City of Knoxville taxes are delinquent in the amount of $733.98, if paid in 3/2023.

2021 City of Knoxville taxes are delinquent in the amount of $958.05, if paid in 3/2023.

2022 City of Knoxville taxes are delinquent in the amount of $1,043.09, if paid in 3/2023.

3. City of Knoxville has a Notice of Lien recorded as Instrument Number 201307100002798, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville has a Complaint filed as Instrument Number 201708180011188, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has an Order filed as Instrument Number 201709150017192, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Peggy Joyce Lawson as Docket No. 69647-1

Intestate Estate

Heirs of Estate are as follows: Robin (Louise) Lawson, Charlene (Ann) Lawson, Charles (Charlie) E. Lawson, Jr., and Lisa (May) Lawson.

Said Estate was dismissed without being closed by the Judge and sent to Archives. There is NO TennCare Release in file. There is no Affidavit of Heirship of record, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Restrictions and zoning ordinances as shown by map of record in Plat Cabinet A, Slide 143-A, formerly Map Book 5, page 183, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, and as shown by plat of record in the Register's Office for Knox County, Tennessee.

4. Verification if one and same regarding Judgment Lien against "Edward Lawson", recorded as Instrument Number 202005260078175, in the Register's Office for Knox County, Tennessee.

5. Robin Louise Lawsone, Heir of Peggy Joyce Lawson, passed away on February 18, 2015 and is survived by her children: Bridgette Lawson and Aaron Lawson.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,651.84**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 18,838.12**

**TAX ID:** 081PJ-009 **TAX SALE:** 24

**TRUSTEE FILE:** 274

**OWNER(S) & ADDRESS(ES):**

Carson C. Wood and wife, Wanda S. Wood (Both deceased)
Karen M. Smith (nee Wood) -devisee
Donna Sue Webber- devisee
Randall Carson Wood- devisee (deceased)
1510 Louisiana Avenue, Knoxville, TN 37921

**COMMON DESCRIPTION:**

1510 Louisiana Avenue, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in Civil District No. Five (5) (formerly Eight) of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 16, Block 3, Ragsdale's Addition, as shown by map of the same of record in Plat Cabinet A, Slide 108A, (formerly Map Book 4, page 52), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, and being more fully described as follows:

BEGINNING at an iron pin in the Southeast line of Louisiana Avenue at the common corner between Lots 16 and 17, said point being distant 110 feet Southwesterly from the intersection of Louisiana Avenue and Bragg Street; Thence, from said BEGINNING point with the line of Lot 17, South 48 deg. East, 144 feet to an iron pipe in the Northwest line of an alley; Thence, with the line of said alley, South 42 deg. West, 50 feet to an iron pin corner to Lot 15; Thence, with the line of said lot, North 48 deg. West, 144 feet to an iron pipe in the Southeast line of Louisiana Avenue; Thence, with said line, North 42 deg. East, 50 feet to the place of BEGINNING, according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, dated November 20, 1963.

BEING the same property conveyed to Carson C. Wood and wife, Wanda S. Wood, by Warranty Deed dated December 4, 1963, from Henry Lee Hutchison and wife, Bonnie Marion Hutchison, recorded on December 9, 1963 in Deed Book 1241, page 37, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Carson C. Wood and wife, Wanda S. Wood, by Warranty Deed dated December 4, 1963, from Henry Lee Hutchison and wife, Bonnie Marion Hutchison, recorded on December 9, 1963 in Deed Book 1241, page 37, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2017 Knox County taxes are delinquent in the amount of $412.41, if paid by 12/2023;

2018 Knox County taxes are delinquent in the amount of $383.43, if paid by 12/2023;

2019 Knox County taxes are delinquent in the amount of $354.45, if paid by 12/2023;

2020 Knox County taxes are delinquent in the amount of $623.47, if paid by 12/2023;

2021 Knox County taxes are delinquent in the amount of $296.44, if paid by 12/2023;

2022 Knox County taxes are delinquent in the amount of $280.60, if paid by 12/2023;

2023 Knox County taxes are due in the amount of $244.00, if paid by 02/2024.

2. 2012 City of Knoxville taxes are delinquent in the amount of $109.48, if paid by 12/2023;

2013 City of Knoxville taxes are delinquent in the amount of $599.41, if paid by 12/2023;

2014 City of Knoxville taxes are delinquent in the amount of $637.64, if paid by 12/2023;

2015 City of Knoxville taxes are delinquent in the amount of $592.66, if paid by 12/2023;

2016 City of Knoxville taxes are delinquent in the amount of $1,490.57, if paid by 12/2023;

2017 City of Knoxville taxes are delinquent in the amount of $2,148.15, if paid by 12/2023;

2018 City of Knoxville taxes are delinquent in the amount of $2,470.68, if paid by 12/2023;

2019 City of Knoxville taxes are delinquent in the amount of $1,824.39, if paid by 12/2023;

2020 City of Knoxville taxes are delinquent in the amount of $367.53, if paid by 12/2023;

2021 City of Knoxville taxes are delinquent in the amount of $1,014.67, if paid by 12/2023;

2022 City of Knoxville taxes are delinquent in the amount of $938.27, if paid by 12/2023;

2023 City of Knoxville taxes are due in the amount of $549.89, if paid by 12/2023.

3. City of Knoxville has Notice of Lien recorded as Instrument Number 201609220019122; Instrument Number 201609220019122; Instrument Number 201701180044723; Instrument Number 201707210004807; Instrument Number 201710060021904; Instrument Number 201802140048132; Instrument Number 201802270050800; Instrument Number 201810260026724; Instrument Number 201812060034967; Instrument Number 201901030040471; Instrument Number 201911140033637; Instrument Number 201912190041666; Instrument Number 202101200058496; Instrument Number 202110050028133; Instrument Number 202202250066305; Instrument Number 202211170029727; and Instrument Number 202302010042809, in the Register's Office for Knox County, Tennessee.

4. Neighborhood Codes Enforcement has Complaints recorded as Instrument Number 201703170056731 and Instrument Number 201706140076508, in the Register's Office for Knox County, Tennessee.

5. Neighborhood Codes Enforcement has Orders recorded as Instrument Number 201704170063293 and Instrument Number 201707180003516, in the Register's Office for Knox County, Tennessee. Structure is in violation of numerous portions of the Building Code and City of Knoxville.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Carson C. Wood is deceased, his DOD being 06/02/2002. Wanda S. Wood is deceased, her DOD being 7/23/2005. Estate of Wanda Wood, Probate Docket Number 64691-1; Pursuant to terms of The Last Will and Testament of Wanda Wood, the subject property was devised to Donna Sue Webber, Karen Marie Wood and Randall Carson Wood.

Randall Carson Wood is deceased, his DOD 01/01/2018; Probate Estate for Randall Carson Wood is not showing being opened. Per his obituary, Randall Carson Wood was survived by two daughters, Amy Kiser and Arin Royer.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances, as shown by plat recorded in Plat Cabinet A, Slide 108A (formerly Map Book 4, page 52), in the Register's Office for Knox County, Tennessee.

2. Subject to any possible Estate matters for Wanda Wood and Randall Carson, both deceased, as listed above.

3. Subject to possible judgment liens against heir, Karen Smith formerly Karen Wood. Verification needed to confirm if she is one in the same person as Karen Smith, in favor of Arrow Financial Services LLC, recorded as Instrument Number 201903290056684 and recorded again as Instrument Number 201904290063037, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,119.80**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 13,603.14**

**TAX ID:** 081PK-021 **TAX SALE:** 24

**TRUSTEE FILE:** 275

**OWNER(S) & ADDRESS(ES):**

Bill Mays
1316 Cassell Drive
Knoxville, TN 37912

**COMMON DESCRIPTION:**

2523 Burnside Street
50 x 100

**LEGAL DESCRIPTION:**

SITUATED in the Fifth Civil District of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being all of Lot 20, in Block 6, of Lonsdale Addition, of record in Map Book 4, page 52, in the Register's Office for Knox County, Tennessee, to which reference is made for a more full and complete description.

**DERIVATION:**

BEING part of the same property conveyed to Bill Mays by Quitclaim Deed from Reba Ray, dated April 2, 2012, and recorded as Instrument No. 201204040055359, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville filed a Complaint against Bill Mays filed November 21, 2014, as Instrument No. 201411210028545 in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902

2. City of Knoxville filed an Order against Bill Mays filed December 9, 2014, as Instrument No. 201412090031589, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902

3. City of Knoxville filed Notices of Liens against Bill Mays, recorded as Instrument Nos. 201602040045334, 201612210039651, 201707190003987, 201712070035119 and 201810170024845, all in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. We direct your attention to the fact that the marital status of Reba Ray was not indicated in that deed conveying subject property to Bill Mays by Quitclaim Deed April 2, 2012, and recorded as Instrument No. 201204040055359, in the Register's Office for Knox County, Tennessee.

2. The deed to Bill Mays recorded as Instrument No. 201204040055359, in the Register's Office for Knox County, Tennessee, contains conflicting legal description. The first page references Blocks 21, 22, 23, 24 and 25. The legal attached to said deed references Block 6. We recommend you obtain and record a Correction Quitclaim Deed with the full description.

3. It appears that access for the lot is by an alley.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,610.68**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,374.99**

**TAX ID:** 081PK-025 **TAX SALE:** 24

**TRUSTEE FILE:** 276

**OWNER(S) & ADDRESS(ES):**

Bill Mays
1322 New York Ave.
Knoxville, TN 37921
1316 Cassell Dr.
Knoxville, TN 37912

**COMMON DESCRIPTION:**

1322 New York Ave
100 X 100

**LEGAL DESCRIPTION:**

Situate in the fifth Civil District of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, being known and designated as all of Lots 15 and 16, Block 6, Ragsdale's Addition to the City of Knoxville, Tennessee, as shown on the map of the same of record in Cabinet A, Slide 108A (Map Book 4, page 52), in the Register's Office for Knox County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northwestern line of Belt Avenue (now closed), said point of beginning marking common corner to Lots 14 and 15 in said block in said addition; thence North 53 deg. 00 min. West, along the common dividing line between Lots 14 and 15, 98.92 feet to an iron pin in the southeastern line of a 10 foot alley; thence with said line of said alley, North 37 deg. 00 min. East, 100.0 feet to an iron pin marking common corner to Lots 16 and 17; thence South 52 deg. 00 min. East , along the common dividing line between Lots 16 and 17, 98.78 feet to an iron pin in the northwestern line of Belt Avenue (now closed); thence with said line of said closed avenue, South 36 deg. 58 min. West, 100.0 feet to an iron pin, the place of beginning, as shown by survey of G.T. Trotter, Jr., Surveyor, Knoxville, Tennessee, dated 2 June 1975. Said premises are improved with business building.

**DERIVATION:**

Being a portion of the property conveyed to Bill Mays by Quit Claim Deed dated April 2, 2012 and recorded April 4, 2012 from Reba Ray, of record in Instrument No. 201204040055359, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

Yellow Book/Southern recorded a Judgment against William Mays Jr., Ind. and dba Mays Asphalt & Paving Co & Mays Trucking, in the amount of $10,298.55 plus interest and cost, of record in Instrument No. 201808240012762, Register's Office for Knox County, Tennessee. No Registered Agent found. Serve: Buffaloe & Associates, PLC., 201 4th Ave N., Ste 1300, Nashville, TN 37219

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: NONE

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,736.92**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,944.10**

**TAX ID:** 081PK026 **TAX SALE:** 24

**TRUSTEE FILE:** 277

**OWNER(S) & ADDRESS(ES):**

Bill Mays
1316 Cassell Dr
Knoxville, TN 37912

**COMMON DESCRIPTION:**

0 Bragg St
Knoxville, TN 37921
200 x 100

**LEGAL DESCRIPTION:**

SITUATED in No. 5 (Formerly 8) of Knox County, Tennessee, and in the 19th Ward of the City of Knoxville, Tennessee, and being all of Lots 4, 11, 12, 13, and 14, in Block 6 of Ragsdale's First Addition to Knoxville,

Tennessee, as shown by map of said Addition, which is recorded in Map Book 4, page 52 in the Register's Office for Knox County, Tennessee, and being more particularly bounded and described as follows, to-wit:

LOTS 11, 12, 13, and 14: These lots front 50 feet each on the North side of Belt Avenue, (now known as Ely Avenue) and extend back between parallel lines 98.5 feet and form one boundary, which is described as follows: BEGINNING at a stake at the Northeast corner of Ely Street and Bragg Street; thence easterly along the North line of Ely 200 feet to the Southwest corner of Lot No. 15 in Block 6 in said Addition; thence northwardly with the western boundary line of said Lot No. 15, 98:5 feet to the South line of a 10-foot alley; thence westerly with the South line of said 10-foot alley 200 feet to Bragg Street; thence southerly with the East line of said Bragg Street 98.5 feet to the point of beginning.

**DERIVATION:**

BEING a portion of the same property conveyed to Bill Mays, by Quitclaim Deed, from Boyzie Turner, dated May 12, 2008, recorded March 13, 2012, of record in Instrument No. 201203130050564, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** None.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE**

Multiple liens exist against Bill Mays a/k/a William Mays, etc., however, the Bill Mays of record has signed multiple Affidavits of Not Same Name, correcting the record as to these other liens. The Bill Mays of record is also known as William Lee Mays a/k/a William L. Mays.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,269.84**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,520.01**

**TAX ID:** 081PK-028 **TAX SALE:** 24

**TRUSTEE FILE:** 278

**OWNER(S) & ADDRESS(ES):**

Bill Mays
1509 Ely Ave
Knoxville, TN 37921
Bill Mays
1316 Cassell Dr
Knoxville, TN 37912

**COMMON DESCRIPTION:**

1509 Ely Ave
Knoxville, TN 37921
50 x 100

**LEGAL DESCRIPTION:**

SITUATED in District No. Five of Knox County, Tennessee, and within the 19th Ward of the City of the Knoxville, Tennessee, being known and designated as all of Lot No. 21 in Block 5 of Ragsdale First Addition to Knoxville, as same appears of record in Map Book 4, Page 52, in the Register's Office for Knox County, Tennessee, to which specific reference is hereby made. Said lot fronts 55 feet, more or less, on the northern side of Ely Street and extends back in a northwesterly direction between parallel lines 100 feet to an alley.

**DERIVATION:**

BEING the same property conveyed to Bill Mays, unmarried, by Quitclaim Deed, from Shirlene Dyer and husband, Gary Dyer, dated March 3, 2011, recorded March 8, 2011, of record in Instrument No. 201103080053247, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** None

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

Bill Mays a/k/a William Lee Mays. All liens/judgements of record expired.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,340.76**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,829.53**

**TAX ID:** 082DB-018 **TAX SALE:** 24

**TRUSTEE FILE:** 280

**OWNER(S) & ADDRESS(ES):**

Toriano Bates
422 Oakleaf Circle, [illegible]le, TN [illegible]4

**COMMON DESCRIPTION:**

3[illegible] [illegible]her[illegible] [illegible]enu[illegible]oxvi[illegible] 37911

**LEGAL DESCRIPT[illegible]**

SI[illegible] in th[illegible]t Civil District of Knox County, Ten[illegible], and within the 13th Ward of the City of Knox[illegible]le, Tennessee, and being known and designated as Lot 8 in Sunnyside Addition to Knoxville, as shown on the map of the same of record in Deed Book 100, page 274, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the North line of McCalla Avenue, distant in an Easterly direction, 50 feet from the point of intersection of the North line of McCalla Avenue with the Eastern line of Kirkwood Avenue, said point of beginning marking the Southeast corner of Lot 7; Thence, North 42 deg. 56 min. West, along the common dividing line between Lots 7 and 8, 192.12 feet to a corner on an iron catch basin marked by and "X" in the South line of an alley; Thence with said line of said alley; North 47 deg. 04 min. East, 50 feet to an iron pin marking common corner to Lots 8 and 9; Thence, South 42 deg. 56 min. East, along the common dividing line between Lots 8 and 9, 184.53 feet to an iron pin in the Northern line of McCalla Avenue; Thence, with said line of said Avenue, South 39 deg. 22 min. West, 50.57 feet to an iron pin, the point of BEGINNING, according to the survey of L.A. Billips and Son, Surveyors, dated November 6, 1963.

BEING PART OF THE SAME PROPERTY CONVEYED to Toriano Bates by Warranty Deed dated October 19, 2017, from Sheb Phillips, recorded as Instrument Number 201710230025473, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART OF THE SAME PROPERTY CONVEYED to Toriano Bates by Warranty Deed dated October 19, 2017, from Sheb Phillips, recorded as Instrument Number 201710230025473, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Sheb Phillips has a Deed of Trust dated October 19, 2017, executed by Toriano Bates in the original amount of $77,000.00, recorded as Instrument Number 201710230025474, in the Register's Office for Knox County, Tennessee.

2. 2020 Knox County Taxes are delinquent in the amount of $749.99, in paid by 11/30/2023;

2021 Knox County taxes are delinquent in the amount of $2,725.49, if paid by 11/30/2023;

2022 Knox County taxes are delinquent in the amount of $1,726.38, if paid by 11/30/2023;

2023 Knox County taxes are due in the amount of $1,521.00.

3. 2020 City of Knoxville taxes are delinquent in the amount of $1,987.52, if paid by 11/30/2023;

2021 City of Knoxville taxes are delinquent in the amount of $3,339.50, if paid by 11/30/2023;

2022 City of Knoxville taxes are delinquent in the amount of $2,489.68, if paid by 11/30/2023;

2023 City of Knoxville taxes are due in the amount of $2,109.90.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,758.22**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,986.91**

**TAX ID:** 082DC-003 **TAX SALE:** 24

**TRUSTEE FILE:** 281

**OWNER(S) & ADDRESS(ES):**

Andrei Allen, 1013 N. Mary St. Knoxville, TN 37914
Possible alternate address: 1504 N. Parkridge Dr, Knoxville, TN 37924

**COMMON DESCRIPTION:**

3910 Martin Luther King, Jr. Avenue
Lot 3-A, Block A, Burlington Speedway

**LEGAL DESCRIPTION:**

SITUATED in District No. 1 (formerly District No. 2) of Knox County, Tennessee, and in the 13th Ward of the City of Knoxville, and being more particularly described as follows:

BEING Lot 3-A in Block A of Burlington Speedway Addition to the City of Knoxville, as shown by map thereof or record in the Register's Office for Knox County, Tennessee in Cabinet A Slide 229D (formerly Map Book 7, Page 66), said lot faces 25.9 feet on Martin Luther King, Jr. Avenue (formerly McCalla Avenue) and is 126.5 feet long on the Western side, and 120 feet long on the Eastern side, and runs back to an alley and is 25 feet wide on said alley; said premises is improved with store building no. 3910 Martin Luther King, Jr. Avenue

**DERIVATION:**

BEING the same property conveyed to Andrei Allen, unmarried, by Warranty Deed from Robert G. Pass and wife, Daphna L. dated Augut 13, 1993 in Warranty Deed Book 2114, Page 966 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. An Order of Default Judgement entered by Knox County, Tennessee and City of Knoxville, Tennessee against Andrei Allen, dba Andrei's of Dynasty Beauty Salon, entered June 21, 2013 and recorded in Instrument No. 201307090002457 in the Register's Office for Knox County, Tennessee, in the original amount of $2986.79. Attorney for Knox County, Daniel A. Sanders, PO Box 70, Knoxville TN 37901; Attorney for City of Knoxville, Douglas Gordon, PO Box 1631, Knoxville, TN 37901. Serve: Glenn Jacobs, Mayor, 400 Main Street, Knoxville, TN 37902 and Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

2. A Judgment entered against Andrei G. Allen in favor of Calvary SPV I, LLC on November 14, 2012 in Instrument No 201212270041765 in the Register's Office for Knox County, Tennessee, in the original amount of $1561.82 plus interests and costs, as extended by Order Extending Judgment of record in Instrument No. 202203230072987. Attorney for Plaintiff: Christopher Conner, Garner and Conner, PLLC, 250 High Street, Maryville, TN 37804; Serve: C T Corporation, registered agent, 300 Montvue Rd., Knoxville, TN 37919.

3. A Judgment against Andrei G. Allen entered in favor of Mitchell H. Goldman MD et al, in the original amount of $8482.00 plus interests and costs, of record in Instrument No. 200906020078876; Rerecorded in Instrument No. 201001140046767; extended by Order Extending Judgment for an Additional Ten Years recorded in Instrument No.201909050016560 in the Register's Office for Knox County, Tennessee. Attorney for Plaintiff: Dan Fielden, 616 W Hill Ave., Knoxville, TN 37902; Address for Plaintiff: 1924 Alcoa Hwy., Knoxville, TN 37920.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** none

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,665.68**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,356.53**

**TAX ID:** 082DC-008 **TAX SALE:** 24

**TRUSTEE FILE:** 282

**OWNER(S) & ADDRESS(ES):**

TYM Enterprises, a General Partnership
(listed in public records)
3920 Martin Luther King, Jr. Avenue B, Knoxville, TN 37914
4940 Willow Lawn Drive, Chattanooga, TN 37416
8431 Rising Sun Drive, Corryton, TN 37721

**COMMON DESCRIPTION:**

3920 Martin Luther King, Jr. Avenue B, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in District No. Two of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, and being a portion of Lots 5-A, 5-B and 6-A in Section A of the Burlington Speedway Addition as shown in Map Book 7, Page 66, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the Southern line of McCalla Avenue (formerly Rutledge Pike) distant in an Easterly direction Forty (40) feet from the division line between Lots 4-A and 4-B in said Addition; said beginning point also marking the Northeastern corner of Property of R.A. Newman and wife, purchased under Warranty Deed dated September 13, 1944; thence, in an Easterly direction and along the Southern line of McCalla Avenue 37 feet to a point in the Southern line of McCalla Avenue; thence, in a Southerly direction and on a line parallel with the division line between Lots 5-A and 5-B in said Addition 93 feet, more or less, to a point in the Northern line of an alley; thence, in a Westerly direction and along the line of said alley, 37 feet, more or less, to a point marking the Southeastern corner of R.A. Newman's Lot; thence, in a Northern direction and along the Eastern line of R.A. Newman property on a line parallel to the division line between Lots 5-A and 5-B in said Addition, 100 feet, more or less, to the point of BEGINNING, it being the intention of this instrument to convey the Eastern ½ of the property now owned individually by each of the first parties herein and included in Lots 4-B, 5-A, 6-A in Section A of the Burlington Speedway Addition.

BEING THE SAME PROPERTY CONVEYED TO TYM Enterprises, a General Partnership composed of Timothy Beshea and Yvonne Beshea from Retha Farmer, unmarried, by Warranty Deed dated October 21, 1988 and filed of record in Book 1959, Page 1199, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING THE SAME PROPERTY CONVEYED TO TYM Enterprises, a General Partnership composed of Timothy Beshea and Yvonne Beshea from Retha Farmer, unmarried, by Warranty Deed dated October 21, 1988 and filed of record in Book 1959, Page 1199, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2013 Knox County taxes are delinquent in the amount of $1,095.28, if paid by 12/31/2023;

2014 Knox County taxes are delinquent in the amount of $674.96, if paid by 12/31/2023;

2015 Knox County taxes are delinquent in the amount of $634.64, if paid by 12/31/2023;

2016 Knox County taxes are delinquent in the amount of $594.32, if paid by 12/31/2023;

2017 Knox County taxes are delinquent in the amount of $520.41, if paid by 12/31/2023;

2018 Knox County taxes are delinquent in the amount of $482.79, if paid by 12/31/2023;

2019 Knox County taxes are delinquent in the amount of $445.17, if paid by 12/31/2023;

2020 Knox County taxes are delinquent in the amount of $707.55, if paid by 12/31/2023;

2021 Knox County taxes are delinquent in the amount of $369.88, if paid by 12/31/2023;

2022 Knox County taxes are delinquent in the amount of $251.90, if paid by 12/31/2023;

2023 Knox County taxes are due in the amount of $219.00.

2015 Knox County personal property taxes are delinquent in the amount of $68.43, if paid by 12/31/2023;

2. 2013 Knoxville City taxes are delinquent in the amount of $501.36, if paid by 12/31/2023;

2014 Knoxville City taxes are delinquent in the amount of $541.29, if paid by 12/31/2023;

2015 Knoxville City taxes are delinquent in the amount of $509.75, if paid by 12/31/2023;

2016 Knoxville City taxes are delinquent in the amount of $761.74, if paid by 12/31/2023;

2017 Knoxville City taxes are delinquent in the amount of $648.39, if paid by 12/31/2023;

2018 Knoxville City taxes are delinquent in the amount of $589.97, if paid by 12/31/2023;

2019 Knoxville City taxes are delinquent in the amount of $531.55, if paid by 12/31/2023;

2020 Knoxville City taxes are delinquent in the amount of $473.13, if paid by 12/31/2023;

2021 Knoxville City taxes are delinquent in the amount of $414.70, if paid by 12/31/2023;

2022 Knoxville City taxes are delinquent in the amount of $365.24, if paid by 12/31/2023;

2023 Knoxville City taxes are due in the amount of $304.37.

3. City of Knoxville has a Complaint filed as Instrument Number 201508130010054, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville has an Order filed as Instrument Number 201508310013971, in the Register's Office for Knox County, Tennessee.

5. Final Judgment Against Defendant Timothy Beshea in favor of William Leslie Byles, DBA A-Luv Bail Bonds, in Docket No. 16-0188-IV, in the Chancery Court for Davidson County, Tennessee, and also filed of record as Instrument Number 201708090009179, in the Register's Office for Knox County, Tennessee. Said Lien is also filed as a Claim Against the Estate of Timothy Beshea as Docket No. 20-82847-1, in the Chancery Court for Knox County, Tennessee, Probate Division.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

1. Marc Eric Spears passed away Intestate on February 14, 2019, leaving behind his two children: Timothy Marquis Spears and Amir Eric Spears. Marc Eric Spears is not probated in Knox County, Tennessee, Chancery Court, Probate Division.

2. Timothy Fred Beshea passed away Intestate on October 23, 2019, leaving behind his spouse: Yvonne S. Beshea. His Estate is probated as Docket No. 20-82847-1, in the Chancery Court for Knox County, Tennessee, Probate Division. Said Estate is still open, with one unreleased claim (referenced above), no TennCare Release is in the file, and the Estate is Insolvent.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Title is vested in TYM Enterprises, a Tennessee General Partnership, said Partnership has been dissolved as of November 23, 2020. At the time of the dissolution, there were 3 partners: Timothy Fred Beshea, Yvonne S. Beshea and Marc Eric Spears.

2. The Subject property may be an illegal subdivision. The tax map shows buildings crossing lot lines, and the legal description is very old and indefinite. A survey is highly recommended prior to any conveyance.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,612.44**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,001.66**

**TAX ID:** 082DG-034 **TAX SALE:** 24

**TRUSTEE FILE:** 283

**OWNER(S) & ADDRESS(ES):**

Margaret A. Story and Melissa M. M[illegible]ore, [illegible]io Moore and Richard O'Bri[illegible], sole [illegible]at l[illegible] No[illegible]
Moore
37[illegible]ue
Kn[illegible], [illegible] 91[illegible]

**CO[illegible]CR[illegible]**

371[illegible] Avenue
150.[illegible] 51.08M x IRR

**LEGAL DESCRIPTION:**

SITUATED in the 1st Civil District of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, being all of Lot Nos. 131, 132 and 133 in Fair Garden Addition, as shown by map of record in Map Book 5, page 222, in the Knox County Register's Office, said lots lying adjacent, forming one boundary, having a combined frontage of 131.22 feet on the northwest side of Lilac Avenue, and being more particularly bounded and described as shown on said map of record aforesaid, and as shown by survey of G. T. Trotter, Jr., Surveyor, dated June 7, 1976.

**DERIVATION:**

BEING the same property conveyed to Margaret A. Story and sister, Normal G. Moore, as tenants in common by Warranty Deed from Marjorie C. Mayfield, widow, dated June 16, 1976, and recorded in Deed Book 1582, page 738, in the Knox County Register's Office, Normal G. Moore is now deceased, having died intestate on or about June 12,

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1994, leaving Melissa M. Moore, Nicholas Antonio Moor and Richard O'brien Moore as her sole surviving heirs at law.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Normal G. Moore, Probate #P-94-507891

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,927.30**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,206.48**

**TAX ID:** 082DH-001 **TAX SALE:** 24

**TRUSTEE FILE:** 284

**OWNER(S) & ADDRESS(ES):**

Howard Lattimore, Jr.
1521 Boyd Street
Knoxville, TN 37921

**COMMON DESCRIPTION:**

602 Fern Street
52.4 x 150

**LEGAL DESCRIPTION:**

SITUATED in District No. 6 of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 186, Fair Garden Land Company Addition, as shown on the map of same of record in Map Book 5, page 222 (Map Cabinet A, Slide 158-A), in the Knox County Register's Office, said property fronting 52.4 feet on the east side of Fern Street and extending back 150 feet along the south line of Lilac Avenue, said premises being City No. 602 Fern Street, Knoxville, Knox County, Tennessee.

**DERIVATION:**

BEING the same property conveyed to Howard Lattimore, Jr. by Quitclaim Deed from Katreen Lattimore and Bernice Lattimore Johnson, dated December 1, 2004, and recorded as Instrument No. 200501180056937, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville filed Notices of Liens against Howard Lattimore, Jr. recorded as Instrument Nos. 202302010042860, 202202250066300, 201911200035322, 201910290029533, 201908290014921, 201907260006352, 201901030040404, 201812050034708, 201809240019217, 201802270050744, 201809090047126, 201707210004699 and 201605240068206, all in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

2. City of Knoxville filed Orders against Howard Lattimore, Jr., recorded as Instrument Nos. 20170718003510 and 201703010053272, both in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

3. City of Knoxville filed Complaints against Howard Lattimore, Jr., recorded as Instrument Nos. 201706140076502 and 201702090049356, both in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Matters depicted or disclosed by map recorded in Map Book 5, page 222 (Map Cabinet A, Slide 158-A), in the Knox County Register's Office.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Joseph H. Huie, Attorney
BPR #009104

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,940.16**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 29,984.66**

**TAX ID:** 082DR-007 **TAX SALE:** 24

**TRUSTEE FILE:** 287

**OWNER(S) & ADDRESS(ES):**

Maurice Essie
3540 Martin Luther King Jr. Avenue, Knoxville, TN 37914

**COMMON DESCRIPTION:**

3540 Martin Luther King Jr. Avenue, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in District No. One of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, fronting 100 feet on the South side of McCalla Avenue (formerly Rutledge Pike), and running back between parallel lines, 200 feet to an alley and being more particularly bounded and described as follows:

BEGINNING at the Southwest corner of Andes Street, formerly Cedar Street, and McCalla Avenue (formerly Rutledge Pike; thence, Southerly with the West line of Andes Street, 200 feet to an alley; thence, Westerly with said alley, 100 feet; thence, Northerly and parallel with said Andes Street and first-mentioned line, 200 feet to the South line of McCalla Avenue; thence, Easterly with the South line of McCalla Avenue, 100 feet to the BEGINNING.

BEING the same property conveyed to Maurice Essie by Quit Claim Deed dated April 30, 2012, from Cecil Essie, recorded as Instrument Number 201510140023716, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Maurice Essie by Quit Claim Deed dated April 30, 2012, from Cecil Essie, recorded as Instrument Number 201510140023716, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2010 Knox County taxes are delinquent in the amount of $33.38, if paid in 02/2023;

2011 Knox County taxes are delinquent in the amount of $1,163.00, if paid in 02/2023;

2012 Knox County taxes are delinquent in the amount of $1,100.00, if paid in 02/2023;

2013 Knox County taxes are delinquent in the amount of $1,127.24, if paid in 02/2023;

2014 Knox County taxes are delinquent in the amount of $1,058.48, if paid in 02/2023;

2015 Knox County taxes are delinquent in the amount of $989.72, if paid in 02/2023;

2016 Knox County taxes are delinquent in the amount of $920.96, if paid in 02/2023;

2017 Knox County taxes are delinquent in the amount of $867.01, if paid in 02/2023;

2018 Knox County taxes are delinquent in the amount of $796.99, if paid in 02/2023;

2019 Knox County taxes are delinquent in the amount of $726.97, if paid in 02/2023;

2020 Knox County taxes are delinquent in the amount of $656.95, if paid in 02/2023;

2021 Knox County taxes are delinquent in the amount of $759.08, if paid in 02/2023;

2022 Knox County taxes are due in the amount of $535.00.

2. 2012 Knoxville City taxes are delinquent in the amount of $685.15, if paid in 02/2023;

2013 Knoxville City taxes are delinquent in the amount of $1,336.12, if paid in 02/2023

2014 Knoxville City taxes are delinquent in the amount of $1,416.57, if paid in 02/2023;

2015 Knoxville City taxes are delinquent in the amount of $1,308.79, if paid in 02/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,201.02, if paid in 02/2023;

2017 Knoxville City taxes are delinquent in the amount of $1,100.56, if paid in 02/2023;

2018 Knoxville City taxes are delinquent in the amount of $992.06, if paid in 02/2023;

2019 Knoxville City taxes are delinquent in the amount of $883.55, if paid in 02/2023;

2020 Knoxville City taxes are delinquent in the amount of $755.04, if paid in 02/2023;

2021 Knoxville City taxes are delinquent in the amount of $560.62, if paid in 02/2023;

2022 Knoxville City taxes are delinquent in the amount of $741.53, if paid in 02/2023;

3. First Tennessee Bank National Association n/k/a First Horizon Bank, has a Deed of Trust dated December 2, 2002, from Cecil Essie, to J. Michael Winchester, Trustee for the benefit of First Tennessee Bank National Association, in the original amount of $33,373.07, recorded as Instrument Number 200302100070282, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

The tax map of the subject property indicates that one of the improvements located on the property encroaches onto the adjoining Parcel 6. Survey is highly suggested.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 10,567.72**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 13,650.01**

**TAX ID:** 082EE-015 **TAX SALE:** 24

**TRUSTEE FILE:** 289

**OWNER(S) & ADDRESS(ES):**

Sandra Martin
3504 Selma Ave
Knoxville, TN 3791

**COMMON DESCRIPTION:**

3504 Selma Ave
Knoxville, TN 37914
50 x 150

**LEGAL DESCRIPTION:**

SITUATED in District No. One (1) of Knox County, Tennessee, and within the Thirteenth (13) Ward of the City of Knoxville, Tennessee, being known and designated as all of Lot 18, Block E, J.C. White's Second Addition, as shown on the map of the same of record in Plat Cabinet A, Slide 243-D (formerly Map Book 7, Page 120), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the southeast right of way of Selma Avenue (formerly Beech Avenue), said iron pin being located 331.0 feet in a southwesterly direction from the point of intersection of the southeast right of way of Selma Avenue (formerly Beech Avenue) and Oakland Street; thence from said beginning iron pin and leaving the southeast right of way of Selma Avenue (formerly Beech Avenue) S. 37-17 E. 150.0 ft. along the line of Lot 17 to an iron pin in the northwest right of way of an alley; thence with the northwest right of way of said alley, S. 50-31 W. 50.0 ft. to an iron pin; thence leaving the northwest right of way of said alley, N. 37-30 W. 150.37 ft. along the line of Lot 19 to an iron pin in the southeast right of way of Selma Avenue (formerly Beech Avenue); thence with the southeast right of way of Selma Avenue (formerly Beech Avenue) N. 50-58 E. 50.55 ft. to an iron pin, the point of BEGINNING; being known as 3504 Selma Avenue, Knoxville, Tennessee, according to survey of Hubert Bodenheimer, Surveyor, dated 3-26-91, Drawing No. L-3747.

**DERIVATION:**

BEING the same property conveyed to Sandra Martin, unmarried, and James W. Hodge, unmarried, dated August 28, 1997, recorded September 15, 1997, of record in Book 2262, Page 990, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

Firstkey Mortgage, LLC was assigned a Deed of Trust in the original amount of $36,720.00 in the original instrument in Book 3293, Page 236, Register's Office for Knox County, Tennessee, and of assigned Instrument No. 201904260062758, Register's Office for Knox County, Tennessee. Serve Firstkey Mortgage, LLC, 900 Third Ave., 5th Floor, New York, NY 10022.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:**

Sandra Martin has multiple bankruptcy hits against her name. More research required to determine if any of the parties are the same as the Sandra Martin described above.

James W. Hodge has one bankruptcy hit against his name, but it was for property in Michigan.

**OTHER MATTERS AFFECTING TITLE**: Matters shown on plat of record in Map Cabinet A, Slide 243D.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,596.55**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,129.56**

**TAX ID:** 082EG-042 **TAX SALE:** 24

**TRUSTEE FILE:** 291

**OWNER(S) & ADDRESS(ES):**

William Stanley Hendrickson
805 Beaman Lake Rd.
Knoxville, TN 37914

**COMMON DESCRIPTION:**

805 Beaman Lake Rd.

**LEGAL DESCRIPTION:**

SITUATED in District No. One (1) of Knox County, Tennessee, and within the 30th Ward of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING on an iron pin in the south line of Beaman Lake Road, said iron pin being distance 218 feet, more or less, in a southeast direction from the south right-of-way of Skyline Drive, also being corner to property of Bishop; thence with the south line of Beaman Lake Road, South 86 deg. 00 min. East, 109.41 feet, to an iron pin in the property line of French; thence with the line of French (a fenced line) the following two courses and distances: (1) South 3 deg. 39 min. 30 sec. East, 166.99 feet to an iron pin; and (2) South 77 deg. 19 min. West, 44.84 feet to an iron bar; thence with the property line of French and with property line of Bishop (a fenced line), North 22 deg. 26 min. 40 sec. West, 199.21 feet to the point of BEGINNING, containing 0.309 acres as shown by survey of Stanley E. Hinds, Surveyor, dated November 5, 1985, Drawing No. 851099.

**DERIVATION:**

Being the same property conveyed to William Stanley Hendrickson by Quit Claim Deed from Joyce Lynette Hendrickson, divorced, dated December 12, 2005, recorded December 28, 2005 and of record in Instrument No. 200512280055469, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Deed of Trust from William Stanley Hendrickson and wife, Joyce Lennette Hendrickson to William L. Waters, Trustee for R & B Properties, LLC, dated September 5, 2001, recorded September 6, 2001 and of record in Instrument No. 200109060018899, in the Register's Office for Knox County, Tennessee in the amount of $37,999.00. Assignment to Terry Keeling of record in Instrument No. 200401140069534, in the Register's Office for Knox County, Tennessee. SERVE: Terry Keeling, 546 Wyndham Hill Drive, Knoxville, TN 37934.

2. Notice of Lien filed against William Stanley Hendrickson, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201911140033623, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

3. Notice of Lien filed against William Stanley Hendrickson (deceased), All Known, Unknown and Unborn Heirs, William L. Waters- Trustee, 800 South Gay Street, Suite 1600, Knoxville, TN 37902, Terry Keeling, 546 Wyndham Hill Drive, Knoxville, TN 37934, Joyce Lenette Hendrickson (deceased), by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $5,124.30, recorded in Instrument No. 201802270050813, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

4. Notice of Lien filed against William Stanley Hendrickson, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201710060021883, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

5. Order filed against William Stanley Hendrickson (deceased), All Known, Unknown and Unborn Heirs, William L. Waters- Trustee, 800 South Gay Street, Suite 1600, Knoxville, TN 37902, Terry Keeling, 546 Wyndham Hill Drive, Knoxville, TN 37934, Joyce Lenette Hendrickson (deceased), by David Brace, Public Officer for the City of Knoxville, for property is unfit for human habitation, recorded in Instrument No. 201703010053266 in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

6. Complaint filed against William Stanley Hendrickson (deceased), All Known, Unknown and Unborn Heirs, William L. Waters- Trustee, 800 South Gay Street, Suite 1600, Knoxville, TN 37902, Terry Keeling, 546 Wyndham Hill Drive, Knoxville, TN 37934, Joyce Lenette Hendrickson (deceased), by Robert Moyers, Manager, Neighborhood Codes Enforcement, Public Service Department for the City of Knoxville, for property is unfit, unsafe, or dangerous, recorded in Instrument No. 201702090049354, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

7. Notice of Lien filed against William Stanley Hendrickson, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201612210039584, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

8. Notice of Lien filed against William Stanley Hendrickson, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201610170025021, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

9. Notice of Lien filed against William Stanley Hendrickson, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $332.00, recorded in Instrument No. 201511060028795, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

10. Notice of Lien filed against William Stanley Hendrickson, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201508170010722 in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

11. Notice of Lien filed against William Stanley Hendrickson, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201509110016331 in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

12. Complaint filed against William Stanley Hendrickson, 1346 Maple Lane, Greenback, TN 37742-3320, William L. Waters- Trustee, 800 South Gay Street, Suite 1600, Knoxville, TN 37902, Terry Keeling, 546 Wyndham Hill Drive, Knoxville, TN 37934, Joyce Lenette Hendrickson, 1346 Maple Lane, Greenback, TN 37742-3320, by Robert Moyers, Manager, Neighborhood Codes Enforcement, Public Service Department for the City of Knoxville, for property is unfit, unsafe, or dangerous, recorded in Instrument No. 201507150003323, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

13. Notice of Lien filed against William Stanley Hendrickson, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201501200038835, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

14. Notice of Lien filed against William Stanley Hendrickson, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201408290012589, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

15. Notice of Lien filed against William Stanley Hendrickson, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201312090035584, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

William Stanley Hendrickson appears to have died on or about 5/26/2013 per information found online. No probate found in Knox County so heirs are unknown.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from

September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,329.76**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 24,272.33**

**TAX ID:** 082FC-018 **TAX SALE:** 24

**TRUSTEE FILE:** 293

**OWNER(S) & ADDRESS(ES):**

Mary L. Wells

2914 E. Fifth Ave.

Knoxville, TN 3791

**CO[illegible]SCRI[illegible]**

29[illegible] Fi[illegible]e.

50.

**LEG[illegible]ESCRIPT[illegible]**

Sit[illegible] in the 2nd Civil District of Knox County, Tennessee, within the 15th Ward of the City of Knoxville, being all of Lot No. 20 in Block C of Lake Park Springs Addition, as shown by map of record in Map Book 4, page 15, Register's Office of Knox County, Tennessee, to which map specific reference is hereby made for a more particular description of said lot

**DERIVATION:**

Being the same property conveyed to Mary L. Wells, single, by Corrected Warranty Deed dated February 21, 1997 and recorded March 4, 1997 from Elvira K. Wilson, single, of record in Book 2242, page 125, originally recorded in Book 2241 Page 104, Register's Office for Knox County, Tennessee

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Knox County, Tennessee and the City of Knoxville, Tennessee recorded a Notice of Lis Pendens against Mary L. Wells for tax debt as recorded in Instrument No. 201403240054313, in the Register's Office for Knox County, Tennessee. Daniel A. Sanders, Deputy Law Director, Counsel for Knox County, Tennessee, 400 Main Street, Suite 612, Knoxville, TN 37902 and Douglas Gordon, Delinquent Tax Attorney, Counsel for the City of Knoxville, 400 Main Street, Knoxville Tennessee, 37902. Serve: City of Knoxville, Mayor, Indya Kincannon, 400 Main Street, Suite 691, Knoxville, TN 37902 and Knox County, Mayor Glenn Jacobs, 400 Main Street, Suite 615, Knoxville, TN 37902.

2. World Finance Corporation of Tennessee recorded a Judgment against Wayne Wells and Mary Wells, in the amount of $4,126.00, plus penalties and interest, entered August 15, 2022 of record in Instrument No. 202209290020311, Register's Office for Knox County, Tennessee. John Buffaloe, Attorney for Plaintiff, Buffaloe & Vallejo, PLC, 723 S. Main Street, Springfield, TN 37172. Serve: C T Corporation System, 300 Montvue Dr. Knoxville, TN 37919.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE**: It appears the Vesting Deed recorded in Book 2242, page 145 was correcting the legal description of Deed in Book 2241, page 104, in which a new deed should have been prepared, signed and recorded by the Grantor, Elvira K. Wilson.

We certify that this opinion represents research from September 1, 1992 through December 20, 2022, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm

8517 Kingston Pk

Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,775.52**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,593.29**

**TAX ID:** 082FJ-011 **TAX SALE:** 24

**TRUSTEE FILE:** 298

**OWNER(S) & ADDRESS(ES):**

Frankie Summeour

3115 Shields Avenue, Knoxville, TN 37914

**COMMON DESCRIPTION:**

3115 Shields Avenue, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in District No. One of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 12R in the re-subdivision of the Eastbrook Addition of Knoxville, Tennessee, as shown by map of record in Map Book 21, page 54, in the Register's Office for Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the Northwestern line of Shields Street at the common corner of Lots Nos. 11R and 12R in said resubdivision; thence, running North 45 deg. 06 min. West, along the dividing line between said Lots Nos. 11R and 12R a distance of 150.12 feet to an iron pin, corner of Lots Nos. 8R, 12R and 13R and 9R in said resubdivision; thence, running North 42 deg. 30 min. East, along the dividing line between Lots Nos. 12R and 13R, a distance of 50 feet to an iron pin at the common corner of Lots Nos. 12R and 13R and in the line of O'Conner's Lakeside Addition; thence, running South 45 deg. 06 min. East, with O'Conner's Lakeside Addition, 172.39 feet to an iron pin in the Northwestern line of Shields Street; thence, running South 84 deg. 12 min. West, with said Northwestern line of Shields Street, 33 feet to a point; thence, continuing with the Northwestern line of Shields Street, South 42 deg. 30 min. West, 25 feet to the point of BEGINNING.

BEING the same property conveyed to Frankie Summeour by Clerk and Master's Deed dated July 24, 2009, from Howard G. Hogan, Clerk and Master of Chancery Court for Knox County, Tennessee, recorded as Instrument Number 200908280015832, in the Register's Office for Knox County, Tennessee. Also see Order in Chancery Court for Knox County, Tennessee, Docket Number 169734-2.

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.

**DERIVATION:**

BEING the same property conveyed to Frankie Summeour by Clerk and Master's Deed dated July 24, 2009, from Howard G. Hogan, Clerk and Master of Chancery Court for Knox County, Tennessee, recorded as Instrument Number 200908280015832, in the Register's Office for Knox County, Tennessee. Also see Order in Chancery Court for Knox County, Tennessee, Docket Number 169734-2.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2014 Knox County taxes are delinquent in the amount of $658.82, if paid by 11/30/2023;

2015 Knox County taxes are delinquent in the amount of $857.21, if paid by 11/30/2023;

2016 Knox County taxes are delinquent in the amount of $801.23, if paid by 11/30/2023;

2017 Knox County taxes are delinquent in the amount of $754.19, if paid by 11/30/2023;

2018 Knox County taxes are delinquent in the amount of $697.49, if paid by 11/30/2023;

2019 Knox County taxes are delinquent in the amount of $640.79, if paid by 11/30/2023;

2020 Knox County taxes are delinquent in the amount of $884.08, if paid by 11/30/2023;

2021 Knox County taxes are delinquent in the amount of $527.33, if paid by 11/30/2023;

2022 Knox County taxes are delinquent in the amount of $695.80, if paid by 11/30/2023;

2023 Knox County taxes are due in the amount of $613.00.

2. 2013 City of Knoxville taxes are delinquent in the amount of $59.68, if paid by 11/30/2023;

2014 City of Knoxville taxes are delinquent in the amount of $1,223.07, if paid by 11/30/2023;

2015 City of Knoxville taxes are delinquent in the amount of $1,135.25, if paid by 11/30/2023;

2016 City of Knoxville taxes are delinquent in the amount of $1,047.43, if paid by 11/30/2023;

2017 City of Knoxville taxes are delinquent in the amount of $959.44, if paid by 11/30/2023;

2018 City of Knoxville taxes are delinquent in the amount of $871.63, if paid by 11/30/2023;

2019 City of Knoxville taxes are delinquent in the amount of $783.82, if paid by 11/30/2023;

2020 City of Knoxville taxes are delinquent in the amount of $696.01, if paid by 11/30/2023;

2021 City of Knoxville taxes are delinquent in the amount of $608.21, if paid by 11/30/2023;

2022 City of Knoxville taxes are delinquent in the amount of $1,004.09, if paid by 11/30/2023;

2023 City of Knoxville taxes are due in the amount of $850.92.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances, as shown by plat recorded in Map Book 21, page 54, in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions of record in Warranty Deed Book 1157, Page 441 and Warranty Deed Book 1226, Page 476, both in the Register's Office for Knox County, Tennessee.

3. Subject property came out of a 2009 Clerk and Master Sale. The property was originally owned by a married couple, George Cannon, Jr. and wife, Juanita Johnson Cannon, by Warranty Deed recorded in Deed Book 1546, page 468, in the Register's Office for Knox County, Tennessee. George and Juanita Cannon were divorced in 1994, Chancery Court File 121162-2. The divorced wife neither executed a Quit Claim Deed nor was there language in the Order vesting or divesting title of the property to George Cannon, Jr. However, See Final Order entered in Chancery Court File 169734-2, entered October 13, 2008, stating that Juanita Cannon has no legally recognizable interest in the property.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.

100 Dalton Place Way, Suite 103

Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,976.55**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,973.93**

**TAX ID:** 082FK-002 **TAX SALE:** 24

**TRUSTEE FILE:** 299

**OWNER(S) & ADDRESS(ES):**

Katherine Stevens and Precious Mumford

209 S. Castle Street, Knoxville, TN 37914

581 W. 35th Street, Riviera Beach, FL 33404

**COMMON DESCRIPTION:**

209 S. Castle Street, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number One of Knox County, Tennessee, and within the 14th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 18, of Rambo and Jack's Highland Park Addition to Knoxville, as shown by map of same of record in Plat Cabinet A, Slide 200-D, formerly Map Book 6, page 69, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, and being more fully bounded and described as follows:

BEGINNING at the point of intersection of the Southeast line of Gleason Place with the Southwest line of Castle Street; thence, with the line of Castle Street, South 48 deg. 15 min. East, 50 feet to an iron pin, corner to Lot 19; thence, with the line of Lot 19, South 41 deg. West, 160 feet to an iron pin in the Northeast line of an alley; thence, with the line of said alley, North 48 deg. 15 min. West, 50 feet to an iron pin in the Southeast line of Gleason Place; thence, with said line, North 41 deg. East, 160 feet to the place of BEGINNING, according to the survey of Batson and Himes, Engineers, Knoxville, TN, dated May 19, 1959.

BEING the same property conveyed to Katherine Stevens and Precious Mumford, from Mack Fain, by Warranty Deed dated November 4, 1985, and recorded on November 12, 1985 in Warranty Deed Book 1865, page 314, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Katherine Stevens and Precious Mumford, from Mack Fain, by Warranty Deed dated November 4, 1985, and recorded on November 12, 1985 in Warranty Deed Book 1865, page 314, in the Register's Office for Knox County, Tennessee. Also Quit Claim Deed associated Instrument # 202306060065196.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2014 Knox County taxes are delinquent in the amount of $785.55, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $735.69, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $685.83, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $608.36, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $560.84, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $513.32, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $465.80, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $718.28, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $367.43, if paid in 3/2023.

2. 2014 Knoxville City taxes are delinquent in the amount of $1,036.13, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $958.12, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $880.11, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $759.31, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $685.54, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $2,249.14, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $538.01, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $1,388.42, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $726.97, if paid in 3/2023;

3. City of Knoxville Notice of Liens recorded as Instrument Number 2019080600009024; Instrument Number 201910290029589; Instrument Number 201901030040446; Instrument Number 201912190041637; Instrument Number 202101200058545; Instrument Number 202108120012512; Instrument Number 202110010027007; Instrument Number 202211100028419; and Instrument Number 202302010042916, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Easements, restrictions and zoning ordinances as shown by map of record in Plat Cabinet A, Slide 200-D (formerly Map Book 6, page 69), in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.

100 Dalton Place Way, Suite 103

Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,827.87**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,655.06**

**TAX ID:** 082FL-004 **TAX SALE:** 24

**TRUSTEE FILE:** 300

**OWNER(S) & ADDRESS(ES):**

Regions Bank, Successor by Merger to AmSouth Bank

P. O. Box 10063

Birmingham, AL 35202

**COMMON DESCRIPTION:**

3016 Martin Luther King Ave.

Lot 8, Rambo & Jack's Highland Park

**LEGAL DESCRIPTION:**

SITUATED in District No. One (1) of Knox County, Tennessee, and within the 14th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 8, in RAMBO & JACK'S HIGHLAND PARK ADDITION TO KNOXVILLE, as shown on the map of same of record in Map Book 6, Page 69, in the Register's Office for Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the southeastern line of McCalla Avenue, said point being 100 feet or more in a southwesterly direction from the point of intersection of the southeastern line of McCalla Avenue with the southwestern line of Castle Street; thence from said beginning point and with the southwestern line of Lot 9, South 43 deg. 20 min. East 152.33 feet to an iron pin in the northwestern line of the alley; thence with said alley, South 45 deg. 55 min. West 50.0 feet to an iron pin in the northwestern line of said alley; thence with the northeastern line of Lot 7, North 43 deg. 20 min. West 151.0 feet to an iron pin in the southeastern line of McCalla Avenue, North 44 deg. 27 min. East 50.0 feet to an iron pin, the point of BEGINNING, as shown by survey of G. T. Trotter, Jr., Surveyor, dated January 16, 1975.

**DERIVATION:**

Being the same property conveyed to Regions Bank, Successor by Merger to AmSouth Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated September 24, 2008, recorded September 26, 2008 and of record in Instrument No. 200809260021535, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Complaint filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Robert Moyers, Manager, Neighborhood Codes Enforcement, Public Service Department for the City of Knoxville, for unfit, unsafe or dangerous condition, recorded in Instrument No. 201504170056180, Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

2. Order filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by David Brace, Public Officer for the City of Knoxville, for unfit, unsafe or dangerous condition, recorded in Instrument No. 201505070060369, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

3. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201708140009966, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

4. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $167.00, recorded in Instrument No. 201808220012063, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

5. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201812050034697, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

6. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201208220011911, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

7. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201510210025149, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

8. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 2015102250045378, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

9. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201609230019601, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

10. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $222.00, recorded in Instrument No. 201912050038578, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

11. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201402070046703, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

12. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00,

recorded in Instrument No. 201809240019277, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

13. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201312260039000, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

14. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201212260041224, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

15. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201407030001072, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

16. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201309270021258, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

17. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201410240023025, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

18. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201502250045377, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

19. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201908060009003, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

20. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $5,544.43 for demolishing of structure located on said property, recorded in Instrument No. 201604130059100, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

21. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201802090047164, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

22. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201201250040501, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

23. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $222.00, recorded in Instrument No. 202211140028843, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

24. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $222.00, recorded in Instrument No. 201611070029740, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

25. Notice of Lien filed against Regions Bank, P. O. Box 10063, Birmingham, AL 35202, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201612220039825, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: Diligent search has been made for matters affecting title, but current owner has over 43,000 entries in Knox County Register's Office.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pike
Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,274.00**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 16,369.09**

**TAX ID:** 082FM-013 **TAX SALE:** 24

**TRUSTEE FILE:** 301

**OWNER(S) & ADDRESS(ES):**

Beal V. Bourne dba B, B, and B Pro[illegible]ties,
211 S. Elmwood Street, Knoxville, [illegible] 379[illegible]

**COMMON DESCRI[illegible]**

21[illegible] St [illegible]ville, [illegible]791[illegible]

**LE[illegible]**

S[illegible] Dis[illegible] (formerly Two) of Knox Cou[illegible]nnessee and within the 14th Ward of the City of Kn[illegible], Tennessee, and being known and designated as Lot 61 in Rambo and Jack's Highland Park Addition to Knoxville, Tennessee, as shown by map of same of record as Plat Cabinet A, Slide 200-D, formerly Map Book 6, page 69, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, and being more particularly described as follows:

BEGINNING at a stake on the West side of Elmwood Street, 100 feet South of the intersection of the West line of Elmwood Street with the South line of Gleason Place; thence in a Westerly direction along the dividing line between Lots 60 and 61, 155 feet to a stake; thence in a southerly direction, 50 feet to a stake; thence in an Easterly direction along the dividing line between Lots 61 and 62, 155 feet to a stake in the West line of Elmwood Street; thence in a Northerly direction along the West line of Elmwood Street, 50 feet to the point of BEGINNING.

BEING the same property conveyed to Beal V. Bourne, dba B, B, and B Properties, Inc., by Warranty Deed dated August 23, 1990, from Frank Scruggs and wife, Geraldine Scruggs, Co-Executors under the Will of Samuella McCullough, recorded in Deed Book 2158, page 494, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Beal V. Bourne, dba B, B, and B Properties, Inc., by Warranty Deed dated August 23, 1990, from Frank Scruggs and wife, Geraldine Scruggs, Co-Executors under the Will of Samuella McCullough, recorded in Deed Book 2158, page 494, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $357.33, if paid in 2/2023;

2012 Knox County taxes are delinquent in the amount of $737.11, if paid in 2/2023;

2013 Knox County taxes are delinquent in the amount of $681.68, if paid in 2/2023;

2014 Knox County taxes are delinquent in the amount of $641.36, if paid in 2/2023;

2015 Knox County taxes are delinquent in the amount of $601.04, if paid in 2/2023;

2016 Knox County taxes are delinquent in the amount of $560.72, if paid in 2/2023;

2017 Knox County taxes are delinquent in the amount of $432.20, if paid in 2/2023;

2018 Knox County taxes are delinquent in the amount of $399.44, if paid in 2/2023;

2019 Knox County taxes are delinquent in the amount of $366.68, if paid in 2/2023;

2020 Knox County taxes are delinquent in the amount of $333.92, if paid in 2/2023;

2021 Knox County taxes are delinquent in the amount of $514.76, if paid in 2/2023;

2022 Knox County taxes are due in the amount of $242.00.

2. 2011 Knoxville City taxes are delinquent in the amount of $702.91, if paid in 2/2023;

2012 Knoxville City taxes are delinquent in the amount of $874.53, if paid in 2/2023;

2013 Knoxville City taxes are delinquent in the amount of $789.04, if paid in 2/2023;

2014 Knoxville City taxes are delinquent in the amount of $836.16, if paid in 2/2023;

2015 Knoxville City taxes are delinquent in the amount of $773.03, if paid in 2/2023;

2016 Knoxville City taxes are delinquent in the amount of $709.90, if paid in 2/2023;

2017 Knoxville City taxes are delinquent in the amount of $524.04, if paid in 2/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,012.10, if paid in 2/2023;

2019 Knoxville City taxes are delinquent in the amount of $422.33, if paid in 2/2023;

2020 Knoxville City taxes are delinquent in the amount of $371.48, if paid in 2/2023;

2021 Knoxville City taxes are delinquent in the amount of $262.74, if paid in 2/2023;

2022 Knoxville City taxes are due in the amount of $335.73.

3. City of Knoxville has a Notice of Lien recorded as Instrument Number 201808220012170, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, etc. as shown by plat of record in Plat Cabinet A, Slide 200-D, formerly Map Book 6, page 69, in the Register's Office for Knox County, Tennessee.

2. B, B, and B Properties, Inc., is not active with the Tennessee Secretary of State.

3. According to the will of the former owner, Samuella McCullough, Frank Scruggs and wife, Geraldine Scruggs should have also conveyed as individuals (See III of the will).

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,293.72**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,806.51**

**TAX ID:** 082FM-019 **TAX SALE:** 24

**TRUSTEE FILE:** 302

**OWNER(S) & ADDRESS(ES):**

Bobby A. McCoy
3106 Marble Hill Blvd., Knoxville, TN 37914

**COMMON DESCRIPTION:**

307 S. Elmwood St.
50 x 155

**LEGAL DESCRIPTION:**

SITUATED in District No. One (1) of Knox County, Tennessee and within the 14th Ward of the City of Knoxville, Tennessee and being known and designated as all of Lot 67, Rambo & Jack's Highland Park Addition to Knoxville, Tennessee, as shown by map of same of record in Map Book 6, Page 69, in the Register's Office for Knox County, Tennessee, said lot having a frontage of 50 feet on the southwestern side of Elmwood Street and extending back therefrom in a southwesterly direction between parallel lines, 155.18 feet to an alley, being more fully bounded and described as follows:

BEGINNING in point in the southwest line of Elmwood Street, distant in a southeasterly direction 400 feet from the Elmwood Street's point of intersection with the southeasterly line of Gleason Street; thence from said point of beginning point with the line of Elmwood Street, South 46 deg. East 50 feet to an iron pin; thence South 43 deg. 27 min. West 155.18 feet to an iron pin at alley; thence along the alley, North 46 deg. West 50 feet to an iron pin; thence North 43 deg. 27 min. East 155.18 feet to an iron pin, the point of BEGINNING, as shown by survey of Stanley E. Hinds, 4601 Chambliss Avenue, Knoxville, Tennessee, dated March 17, 1993, said premises being improved with a dwelling bearing address no. 307 Elmwood Street.

**DERIVATION:**

BEING the same property conveyed to Bobby A. McCoy by Quit Claim Deed from EH Pooled Investments LP, a Delaware limited partnership, dated December 16, 2014, recorded January 26, 2015, and of record in Instrument No. 201501260039941 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded a Notice of Lien against Bobby A. McCoy, in the amount of $211.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201802090047134 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

2. The City of Knoxville recorded a Notice of Lien against Bobby A. McCoy, in the amount of $211.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201808210011733 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

3. The City of Knoxville recorded a Notice of Lien against Bobby A. McCoy, in the amount of $200.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201809240019213 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

4. The City of Knoxville recorded a Notice of Lien against Bobby A. McCoy, in the amount of $200.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201811070029392 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

5. The City of Knoxville recorded a Notice of Lien against Bobby A. McCoy, in the amount of $211.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201901030040518 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

6. The City of Knoxville recorded a Notice of Lien against Bobby A. McCoy, in the amount of $266.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201509150017322 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

7. The City of Knoxville recorded a Notice of Lien against Bobby A. McCoy, in the amount of $266.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201512150036049 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

8. The City of Knoxville recorded a Notice of Lien against Bobby A. McCoy, in the amount of $266.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201608030008035 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

9. The City of Knoxville recorded a Notice of Lien against Bobby A. McCoy, in the amount of $266.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201610170025080 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

10. The City of Knoxville recorded a Notice of Lien against Bobby A. McCoy, in the amount of $211.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201611070029961 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

11. The City of Knoxville recorded a Complaint against Bobby A. McCoy for violation of neighborhood codes recorded February 9, 2017 as Instrument No. 201702090049355 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

12. The City of Knoxville recorded an Order against Bobby A. McCoy, granting the property owner 60 days to rehabilitate the structure, recorded on March 1, 2017 as Instrument No. 201703010053271 in the Register's Office for Knox County, Tennessee. Order recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

13. The City of Knoxville recorded Notice of Lien against Bobby A. McCoy, in the amount of $211.00, plus penalty and costs, for cleaning and debris removal, recorded as Instrument No. 201708030007735 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against current owner of record, 3106 Marble Hill Blvd., Knoxville, TN 37914. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

14. The City of Knoxville recorded Complaint against EH Pooled Investments, LP, for violation of neighborhood codes, recorded June 12, 2014, as Instrument No. 201406120070395 in the Register's Office for Knox County, Tennessee. This Complaint recorded against prior owner, 1901 West Braker Lane, Suite D220, Austin, TX 78758. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

15. The City of Knoxville recorded Complaint against EH Pooled Investments, LP, for violation of neighborhood codes and boarded up the structure, recorded June 12, 2014, as Instrument No. 201406120070410 in the Register's Office for Knox County, Tennessee. This Complaint recorded against prior owner, 1901 West Braker Lane, Suite D220, Austin, TX 78758. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

16. The City of Knoxville recorded Order against EH Pooled Investments, LP, for violation of neighborhood codes and allowing owner 120 to rehabilitate the structure, recorded July 3, 2014, as Instrument No. 201407030001018 in the Register's Office for Knox County, Tennessee. This Order recorded against prior owner, 1901 West Braker Lane, Suite D220, Austin, TX 78758. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

17. The City of Knoxville recorded Order against EH Pooled Investments, LP, for violation of neighborhood codes and boarded up the structure, recorded July 3, 2014, as Instrument No. 201407030001032 in the Register's Office for Knox County, Tennessee. This Order recorded against prior owner, 1901 West Braker Lane, Suite D220, Austin, TX 78758. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

18. The City of Knoxville recorded a Notice of Lien against EH Pooled Investments, LP, in the amount of $190.68 plus penalty and costs for boarding up the structure, recorded December 17, 2014, as Instrument No. 201412170033184 in the Register's Office for Knox County, Tennessee. This Notice of Lien recorded against prior owner, 1901 West Braker Lane, Suite D220, Austin, TX 78758. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE.

**OTHER MATTERS AFFECTING TITLE**: NONE.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,160.27**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 24,078.40**

**TAX ID:** 082FS-021 **TAX SALE:** 24

**TRUSTEE FILE:** 304
**OWNER(S) & ADDRESS(ES):**
Jaime N. Bagwell
2721 E. Magnolia Avenue, Knoxville, TN 37914
2854 Gardenia Drive, Knoxville, TN 37914
102 Brentway Circle, Apt. 30, Knoxville, TN 37909
**COMMON DESCRIPTION:**
2721 E. Magnolia Avenue, Knoxville, TN 37914
**LEGAL DESCRIPTION:**

SITUATED in Civil District No. Two of Knox County, Tennessee, and within the 15th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 9, Block DD, Cold Springs Subdivision, as shown on map of record in Plat Cabinet A, Slide 81A (formerly Map Book 3, Page 107), in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING THE SAME PROPERTY CONVEYED TO Jaime N. Bagwell, unmarried, from First Peoples Bank of Tennessee, a Tennessee Banking Corporation by Special Warranty Deed dated February 28, 2014, and filed of record as Instrument Number 201403040050752, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**
BEING THE SAME PROPERTY CONVEYED TO Jaime N. Bagwell, unmarried, from First Peoples Bank of Tennessee, a Tennessee Banking Corporation by Special Warranty Deed dated February 28, 2014, and filed of record as Instrument Number 201403040050752, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2015 Knox County taxes are delinquent in the amount of $1,191.09, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $1,108.11 if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $900.23, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $827.87, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $755.51 if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $683.15, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $780.39, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $951.00, if paid in 3/2023;

2. 2014 Knoxville City taxes are delinquent in the amount of $1,714.40, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $2,355.94, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,454.69, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $2,677.24, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,953.28, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $3,071.39, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $1,127.68, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $1,109.61, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $1,625.94, if paid in 3/2023;

3. City of Knoxville has Complaints filed as Instrument Numbers 201911180034420, 201904050058444,202202090061969, 202201130054953 and 202111180040946, all in the Register's Office for Knox County, Tennessee.

4. City of Knoxville has Notice of Liens filed as Instrument Number 201707210004688, Instrument Number 201712140036615, Instrument Number 201712040034348, Instrument Number 201908120010222, Instrument Number 201908060009068, Instrument Number 201812070035473, Instrument Number 201902280050655, Instrument Number 201812130036536, Instrument Number 201809240019262, Instrument Number 201912180041516, Instrument Number 202101200058499, Instrument Number 202203300074737, Instrument Number 202302090044085, Instrument Number 202006230085765, and Instrument Number 201502250045369, all in the Register's Office for Knox County, Tennessee.

5. Judgment Lien against Jaime N. Bagwell in favor of ORNL Federal Credit Union dated January 18, 2023 and filed as Instrument Number 202303080048878, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville has Orders filed as Instrument Number 202112130046880, Instrument Number 202202080061708, Instrument Number 202203020067689, Instrument Number 201912180041447 and Instrument Number 201905070065433, all in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE:**

Easements, restrictions and zoning ordinances as shown in Plat Cabinet A, Slide 81A (formerly Map Book 3, Page 107), in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**
A. Nicole Troutt, Attorney, #021726
**PAYMENT INFORMATION**
First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,779.20**
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 21,681.49**

**TAX ID:** 082FU-026 **TAX SALE:** 24
**TRUSTEE FILE:** 305
**OWNER(S) & ADDRESS(ES):**
Beatrice R. Bowman, deceased
2811 E. Fifth Avenue,
Knoxville, TN 37914
James H. Clinkscales (Life Estate)
2811 E. Fifth Avenue,
Knoxville, TN 37914
Greater Ebeneezer Baptist Church (devisee per Will)
1912 E. 5th Ave.
Knoxville, TN 37917
Hot Springs United Methodist Church (Devisee per Will)
New Zion A. M. E. Zion Church (Devisee per Will)
302 White Oak Ave.
Newport, TN 37821
**COMMON DESCRIPTION:**
2811 E. Fifth Avenue
Knoxville, TN 37914
**LEGAL DESCRIPTION:**

SITUATE in the 2nd Civil District of Knox County, Tennessee, within the 15th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 6, Block GG, Cold Springs Addition, as shown on the map of the same of record in Map Book 3, page 107, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the northwest line of East Fifth Avenue at the common corner between Lots 5 and 6, said beginning point being distant 250 feet northeasterly from the point of intersection of the northwest line of East Fifth Avenue and the northeast line of Hembree Street; thence from said beginning point with the northwest line of East Fifth Avenue, North 34 deg. 30 Min. East, 50 feet to the corner to Lot 7; thence with the dividing line between Lots 6 and 7, North 55 deg. 30 Min. West, 145 feet to the southeast line of an alley; thence with the line of said alley, South 34 deg. 30 Min. West, 50 feet to the corner of Lot 5; thence with the dividing line between Lots 5 and 6, South 55 deg. 30 Min. East, 145 feet to the place of BEGINNING; according to the survey of Robert C. Burns, Engineer, dated 10 October 1955.

**DERIVATION:**
BEING the same property conveyed to Beatrice Bowman by Warranty Deed from Louis Joffe, Trustee, and Louis Joffee (individually) and wife, Sybil L. Joffe, dated June 7, 1972, recorded July 24, 1972 and of record in Deed Book 1485, page 232, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Notice of Lien filed against Beatrice Bowman and James H. Clinkscale, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $596.00 Recorded in Instrument No. 201304170068224, the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

2. Notice of Lien filed against Beatrice Bowman and James H. Clinkscale, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00 Recorded in Instrument No. 201503250051465, the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

3. Notice of Lien filed against Beatrice Bowman and James H. Clinkscale, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $1,344.00 Recorded in Instrument No. 201707140002890, the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Beatrice R. Bowman died on or about December 9, 1979, her estate was probated in file P-79-033345 in the Chancery Court for Knox County, Tennessee. Will of record in Will Book 55, page 820, devised a life estate to James H. Clinkscales, with the remainder to the Greater Ebenezer Baptist Church, Knoxville, Tennessee, Hot Springs United Methodist Church, Hot Springs, North Carolina, and New Zion A.M.E. Zion church, Newport, Tennessee.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None
**OTHER MATTERS AFFECTING TITLE:**

Unable to find Hot Springs United Methodist Church. A search for Hot Springs United Methodist Church resulted in Antioch United Methodist Church (44 Grassy Creek Rd., Hot Springs, NC 28743) and Spring Creek United Methodist Church (12000 NC-209, Hot Springs, NC 28743)

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**
Nancy B. Webber #013162
**PAYMENT INFORMATION**
The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,574.04**
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 17,836.09**

**TAX ID:** 082FV-010 **TAX SALE:** 24
**TRUSTEE FILE:** 306
**OWNER(S) & ADDRESS(ES):**
Frankie Summeour
2738 Jefferson Avenue, Knoxville, TN 37914
3115 Shields Avenue, Knoxville, TN 379[illegible]
**COMMON DESCRIPTION:**
2738 Jefferson Av[illegible]oxvill[illegible] 379[illegible]
**L[illegible]IPT[illegible]**

[illegible] Th[illegible] Civ[illegible] 1[illegible]) of Knox County, Te[illegible]nd [illegible] th[illegible]th Ward of the City of Kno[illegible] Tennes[illegible], and being known and designated as all o[illegible] 5, of the Re-Subdivision of Lots 94-96, Williams Villa Sites Addition, as shown by map of record in Plat Cabinet B, Slide 284-A (formerly Map Book 19, page 2), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; and being more particularly described as follows:

BEGINNING at an iron pin in the Southeast line of Jefferson Avenue, said iron pin being distant 466 feet, more or less, in a Northeasterly direction from the point of intersection of the Southeast line of Jefferson Avenue with the Northeast line of Harrison Street; Thence, from said BEGINNING point along Jefferson Avenue, North 45 deg. 00 min. East, 50 feet to an iron pin; Thence, South 43 deg. 11 min. East, 150 feet to an iron pin; Thence, South 45 deg. 00 min. West, 50 feet to an iron pin; Thence, North 43 deg. 11 min. West, 150 feet to an iron pin, the place of BEGINNING, as shown by the survey of Stanley E. Hinds, Surveyor, dated January 27, 1989.

BEING the same property conveyed to Frankie M. Summeour, unmarried woman, by Cash Deed for Tennessee, dated April 4, 1997, from Andrew M. Cuomo, Secretary, Department of Housing and Urban Development, Washington, D.C., recorded on April 7, 1997 in Warranty Deed Book 2245, page 646, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**
BEING the same property conveyed to Frankie M. Summeour, unmarried woman, by Cash Deed for Tennessee, dated April 4, 1997, from Andrew M. Cuomo, Secretary, Department of Housing and Urban Development, Washington, D.C., recorded on April 7, 1997 in Warranty Deed Book 2245, page 646, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2017 Knox County taxes are delinquent in the amount of $244.34, if paid by 12/2023;

2018 Knox County taxes are delinquent in the amount of $435.02, if paid by 12/2023;

2019 Knox County taxes are delinquent in the amount of $401.54, if paid by 12/2023;

2020 Knox County taxes are delinquent in the amount of $668.06, if paid by 12/2023;

2021 Knox County taxes are delinquent in the amount of $334.58, if paid by 12/2023;

2022 Knox County taxes are delinquent in the amount of $401.40, if paid by 12/2023;

2023 Knox County taxes are due in the amount of $349.00, if paid by 02/2024.

2. 2013 City of Knoxville taxes are delinquent in the amount of $466.65, if paid by 12/2023;

2014 City of Knoxville taxes are delinquent in the amount of $782.42, if paid by 12/2023;

2015 City of Knoxville taxes are delinquent in the amount of $726.98, if paid by 12/2023;

2016 City of Knoxville taxes are delinquent in the amount of $671.54, if paid by 12/2023;

2017 City of Knoxville taxes are delinquent in the amount of $576.01, if paid by 12/2023;

2018 City of Knoxville taxes are delinquent in the amount of $524.27, if paid by 12/2023;

2019 City of Knoxville taxes are delinquent in the amount of $472.53, if paid by 12/2023;

2020 City of Knoxville taxes are delinquent in the amount of $420.79, if paid by 12/2023;

2021 City of Knoxville taxes are delinquent in the amount of $369.06, if paid by 12/2023;

2022 City of Knoxville taxes are delinquent in the amount of $1,087.76, if paid by 12/2023;

2023 City of Knoxville taxes are due in the amount of $484.47, if paid by 02/2024.

3. City of Knoxville has a Notice of Lien recorded as Instrument Number 202211140028815 and Instrument Number 202207250005310, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Restrictions, utility and drainage easements, setbacks, and zoning ordinances,

as shown by plat recorded in Plat Cabinet B, Slide 284-A (formerly Map Book 19, page 2), in the Register's Office for Knox County, Tennessee.

2. The driveway appears to be shared with the adjacent lot according to the tax map.

No driveway agreement was found of record.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**
A. Nicole Troutt, Attorney, #021726
**PAYMENT INFORMATION**
First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 827.55**
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,000.57**

**TAX ID:** 082GF-021 **TAX SALE:** 24
**TRUSTEE FILE:** 308
**OWNER(S) & ADDRESS(ES):**
Jerry Lee Cantrell and Alice Marie Clark
2607 Woodbine Avenue, Knoxville, TN 37914
**COMMON DESCRIPTION:**
2607 Woodbine Avenue, Knoxville, TN 37914
**LEGAL DESCRIPTION:**

SITUATED in the Second Civil District of Knox County, Tennessee, within the 15th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 6, Block X, Cold Spring Addition to Knoxville, Tennessee, as shown on the map of the same of record in Plat Cabinet A, Slide 81A (formerly Map Book 3, Page 106), in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the northwest line of Woodbine Avenue, distant 100 feet in a northeasterly direction from the point of intersection of the northwest line of Woodbine Avenue with the northeast line of Cherry Street, said beginning point being corner to Lot 5 in said Block; thence in a northwesterly direction along the dividing line between Lots 5 and 6, 140.4 feet to a point in the southeast line of an alley; thence in a northeasterly direction with the line of said alley, 50.02 feet to a point corner to Lot 7; thence in a southeasterly direction along the dividing line between Lots 6 and 7, 141.9 feet to a point in the northwest line of Woodbine Avenue; thence in a southwesterly direction along the line of Woodbine Avenue, 50 feet to the place of BEGINNING; according to the survey of W.E. Lack, Engineer, Knoxville, Tennessee, dated October 2, 1951.

BEING the same property conveyed to Jerry Lee Cantrell and Alice Marie Clark, from Marie B. Owens and husband, Ronald G. Owens, and Carl Maples, by Warranty Deed dated August 15, 1988 and filed of record in Book 1957, Page 783, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**
BEING the same property conveyed to Jerry Lee Cantrell and Alice Marie Clark, from Marie B. Owens and husband, Ronald G. Owens, and Carl Maples, by Warranty Deed dated August 15, 1988 and filed of record in Book 1957, Page 783, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2015 Knox County taxes are delinquent in the amount of $625.32, if paid in 1/2023;

2016 Knox County taxes are delinquent in the amount of $650.33, if paid in 1/2023;

2017 Knox County taxes are delinquent in the amount of $621.29, if paid in 1/2023;

2018 Knox County taxes are delinquent in the amount of $571.97, if paid in 1/2023;

2019 Knox County taxes are delinquent in the amount of $522.65, if paid in 1/2023;

2020 Knox County taxes are delinquent in the amount of $733.33, if paid in 1/2023;

2021 Knox County taxes are delinquent in the amount of $619.21, if paid in 1/2023;

2022 Knox County taxes are due in the amount of $463.00.

2.2017 Knoxville City taxes are delinquent in the amount of $351.55, if paid in 1/2023;

2018 Knoxville City taxes are delinquent in the amount of $696.98, if paid in 1/2023;

2019 Knoxville City taxes are delinquent in the amount of $620.55, if paid in 1/2023;

2020 Knoxville City taxes are delinquent in the amount of $544.13, if paid in 1/2023;

2021 Knoxville City taxes are delinquent in the amount of $388.51, if paid in 1/2023;

2022 Knoxville City taxes are due in the amount of $641.83.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as shown by map of record Plat Cabinet A, Slide 81A (formerly Map Book 3, Page 106), in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage easements and Setback lines as per governmental zoning ordinances.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**
A. Nicole Troutt, Attorney, #021726
**PAYMENT INFORMATION**
First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,797.85**
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,615.60**

**TAX ID:** 082HD-023 **TAX SALE:** 24
**TRUSTEE FILE:** 310
**OWNER(S) & ADDRESS(ES):**
Jerry Ray Gray
Melinda Gray
2405 Hoitt Ave.
Knoxville, TN 37917
**COMMON DESCRIPTION:**
2405 Hoitt Ave.
45.5 X 100
**LEGAL DESCRIPTION AND DERIVATION:**

Situated in District No. 2 of Knox County, Tennessee, within the 16th Ward of the City of Knoxville, Tennessee, and being Lot No. 2, Block W. E. Moses Subdivision, as shown by map of same of record in Map Book 12, Page 67, in the Register's Office for Knox County, Tennessee,

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to which map specific reference is hereby made for a more particular description.

Being the same property conveyed to Jerry Ray gray and Melindy Gray, husband and wife by Warranty Deed from Sammie Allen Nash and Mary Jane Lee Nash, husband and wife, dated September 29, 1994, recorded September 30, 1994, in Deed Book 2155, Page 48, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded the following complaints from Robert Moyers, Neighborhood Codes Enforcement:

Unfit, unsafe, or dangerous conditions of record in Instrument No. 201704130062644

Order for demolition of record in Instrument No. 201303130059828

2. The City of Knoxville recorded the following Orders from David Brace, Public Officer for the City of Knoxville, Neighborhood Codes Enforcement:

Order to rehabilitate property structures of record in Instrument No. 201705080067879

Order to immediately rehabilitate property structures of record in Instrument No. 201304240069938

3. The City of Knoxville recorded the following Notices of Lien:

Lot cleaning in the amount of $222.00 of record in Instrument No. 202211170029840

Lot cleaning in the amount of $211.00 of record in Instrument No. 202202250066190

Lot cleaning in the amount of $200.00 of record in Instrument No. 202101200058493

Demolition/debris removal in the amount of $4,110.23 of record in Instrument No. 202002200055390

Lot cleaning in the amount of $211.00 of record in Instrument No. 201910300029614

Lot cleaning in the amount of $211.00 of record in Instrument No. 201908160012022

Lot cleaning in the amount of $211.00 of record in Instrument No. 201812130036549

Lot cleaning in the amount of $211.00 of record in Instrument No. 201811280033096

Lot cleaning in the amount of $200.00 of record in Instrument No. 201808210011734

Lot cleaning in the amount of $266.00 of record in Instrument No. 201712140036655

Lot cleaning in the amount of $277.00 of record in Instrument No. 201709070015579

Lot cleaning in the amount of $211.00 of record in Instrument No. 201706260078694

Lot cleaning in the amount of $211.00 of record in Instrument No. 201612210039433

Lot cleaning in the amount of $332.00 of record in Instrument No. 201608030008085

Lot cleaning in the amount of $277.00 of record in Instrument No. 201601290043967

Lot cleaning in the amount of $211.00 of record in Instrument No. 201510200024762

Lot cleaning in the amount of $530.00 of record in Instrument No. 201503250051478

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Subject to easement of record in Book 662, Page 325 in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,969.08**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 25,391.77**

**TAX ID:** 082IF-00902 **TAX SALE:** 24

**TRUSTEE FILE:** 314

**OWNER(S) & ADDRESS(ES):**

Nicholas A. Robinson and wife, Sarah R.
(listed in public records)
1512 Wright Stree ille, T 17
PO Seym 7865
8 ris n D Sey TN 865
CU SCI
15 ght Stre oxville, TN 37917

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**LEG ESCRIPTION:**

SITUATED in the Second Civil District of Knox County, Tennessee, and within the 15th Ward of the City of Knoxville, Tennessee, and being a one acre tract of land and more fully described as follows:

TO LOCATE THE BEGINNING POINT at the point of intersection of the North line of Wright Street (formerly Pratt Street) with the East line of Mitchell Street and run South 85 deg. 15 min. East, 150 feet to an iron pin and then run North 60 deg. 53 min. East, 77.86 feet to an iron pin at the true point of beginning of the property described herein; thence, with the line of O.T. Roberts six calls and distances as follows: North 31 deg. 43 min. East, 97.78 feet to an iron pin; thence, North 72 deg. 48 min. East, 205.0 feet to an iron pin; thence, South 18 deg. 40 min. East, 136.63 feet to an iron pin; thence, South 59 deg. 10 min. West, 244.18 feet to an iron pin; thence, North 62 deg. 34 min. West, 38.13 feet to an iron pin; thence, North 26 deg. 59 min. West, 104.66 feet to the place of BEGINNING, containing 1.00 acre, according to the survey of Kenneth Church, Surveyor, Church & Rabun Consulting Engineers, dated May 1, 1979, and bearing Drawing No. 79-4-61.

TOGETHER WITH a Joint Permanent Easement Non-Exclusive right of way 50 feet wide and beginning in the Northwest line of Wright Street and being more particularly described as follows: BEGINNING at a wood stake in the Northwest right of way line of Wright Street, said iron pin being distant 161.52 feet from the intersection of the Northwest right of way line of Wright Street with the East right of way line of Mitchell Street; thence, from said beginning point with the Northwest line of Wright Street, South 85 deg. 15 min. East, 38.48 feet to an iron pin; thence, with the East end of Wright Street, South 4 deg. 45 min. West, 40 feet to an iron pin in the Northeast corner of Lot 41, and also corner to Roberts; thence, with the line of Roberts South 80 deg. 38 min. East, 69.92 feet to an iron pin corner to property herein conveyed; thence, with the line of said property three calls and distances as follows: North 29 deg. 59 min. West, 104.66 feet to an iron pin; North 31 deg. 43 min. East, 97.78 feet to an iron pin; North 72 deg. 48 min. East, 205.0 feet to an iron pin corner to O.T. Roberts; thence, with the Roberts line four calls and distances as follows: North 17 deg. 12 min. West, 50 feet to a wood stake; Thence, South 72 deg. 48 min. West, 221 feet to a wood stake; Thence, South 31 deg. 43 min. West, 141 feet to a wood stake and thence, South 4 deg. 45 min. West, 45.5 feet to a wood stake, the place of BEGINNING; according to the survey of Kenneth Church, Surveyor, Church & Rabun Consulting Engineers, dated May 1, 1979, and bearing Drawing No. 79-4-61.

BEING THE SAME PROPERTY CONVEYED TO Nicholas A. Robinson and wife, Sarah R. Robinson from O.T. Roberts and wife, Eileen G. Roberts by Warranty Deed dated May 31, 1979, and filed of record in Book 1677, Page 728, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING THE SAME PROPERTY CONVEYED TO Nicholas A. Robinson and wife, Sarah R. Robinson from O.T. Roberts and wife, Eileen G. Roberts by Warranty Deed dated May 31, 1979, and filed of record in Book 1677, Page 728, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2020 Knox County taxes are delinquent in the amount of $2,610.62, if paid by 12/31/2023;

2021 Knox County taxes are delinquent in the amount of $2,072.66, if paid by 12/31/2023;

2022 Knox County taxes are delinquent in the amount of $1,276.50, if paid by 12/31/2023;

2023 Knox County taxes are due in the amount of $1,110.00.

2. 2018 Knox County personal property taxes on behalf of Henshaw Heating & Air Conditioning are delinquent in the amount of $188.85, if paid by 12/31/2023;

2019 Knox County personal property taxes on behalf of Henshaw Heating & Air Conditioning are delinquent in the amount of $265.46, if paid by 12/31/2023;

2020 Knox County personal property taxes on behalf of Henshaw Heating & Air Conditioning are delinquent in the amount of $229.71, if paid by 12/31/2023;

2021 Knox County personal property taxes on behalf of Henshaw Heating & Air Conditioning are delinquent in the amount of $216.88, if paid by 12/31/2023;

2022 Knox County personal property taxes on behalf of Henshaw Heating & Air Conditioning are delinquent in the amount of $92.00, if paid by 12/31/2023;

2023 Knox County personal property taxes on behalf of Henshaw Heating & Air Conditioning are due in the amount of $84.00.

3. 2021 City of Knoxville taxes are delinquent in the amount of $2,534.23, if paid by 12/31/2023;

2022 City of Knoxville taxes are delinquent in the amount of $1,846.92, if paid by 12/31/2023;

2023 City of Knoxville taxes are due in the amount of $1,539.10.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Joint Permanent Easement as shown on WD Book 1677, Page 728, in the Register's Office for Knox County, Tennessee.

2. Subject to all matters as shown on the Survey of Kenneth Church, Surveyor, Church & Rabun Consulting Engineers, dated May 1, 1979, and bearing Drawing No. 79-4-61.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,061.24**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,735.68**

**TAX ID:** 082JB-017 **TAX SALE:** 24

**TRUSTEE FILE:** 317

**OWNER(S) & ADDRESS(ES):**

ABUNDANT CAPITAL GROUP LL
448 N CEDAR BLUFF RD #356 VILL 379

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**COMMON DESCR**
24 AVE
**LE DE PT**

B prop known as 2422 Adams Ave Knoxvill N 37917 and more particularly desc as:

SITUATED in the Second Civil District of Knox County, Tennessee, within the 15th Ward of the City of Knoxville, being all of Lot No. 50 in Block 24 of Hazen's Addition, as shown by map of record in Map Book 1, page 25, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for more particular description of said lot.

BEING the same property conveyed to Cherokee Homes, Inc., of Knox County, Tennessee by Correction Warranty Deed of Betty Bullen of Knox County, Tennessee, dated December 30, 2015, and recorded with the Knox County Register of Deeds on January 12, 2016 as Instrument No. 201601120041031, and by Warranty Deed of Stan

W. Bullen and wife, Betty Bullen, and Orbin E. Smith, single, of Knox County, Tennessee, dated April 1, 2002, and recorded with the Knox County Register of Deeds on April 3, 2002 as Instrument No.200204030081765.

The above description is the same as the previous deeds of record, no boundary survey having been made at the time of this conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS, SETBACK LINES, AND EASEMENTS OF RECORD IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

**DERIVATION:**

Being the same property conveyed to Abundant Capital Group LLC by Quit Claim Deed dated 05/26/2021 of record in the office of the Knox County Register of Deeds as Instrument No. 202301090039099.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded Liens against Cherokee Homes, Inc., of record in the office of the Knox County Register of Deeds as Instrument Nos. 201301290049254, 201407150002791, 201501140037952, and 201510010020792. The City of Knoxville also recorded a Complaint and Order as Instrument Nos. 201209190018424 and 201210160024879.

SERVE: MAYOR INDYA KINCANNON, 400 MAIN ST., ROOM 691, KNOXVILLE, TN

2. The City of Knoxville and Knox County, Tennessee, recorded Abstracts and Notice of Lien Lis Pendens against Michael L. White, of record in the office of the Knox County Register of Deeds as Instrument Nos. 201904300063731, 202110140031023, and 202205180087617.

SERVE: MAYOR INDYA KINCANNON, 400 MAIN ST., ROOM 691, KNOXVILLE, TN 37902; MAYOR GLENN JACOBS 400 MAIN ST SW #615, KNOXVILLE, TN 37902.

3. The State of Tennessee record a Lien against Cherokee Homes, Inc., of record in the office of the Knox County Register of Deeds as Instrument No. 202108250016183.

SERVE: ATTORNEY GENERAL JONATHAN SKRMETTI, P.O. BOX 20207 NASHVILLE, TN 37202.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from January 1, 1993 through May 8, 2023 inclusive.

_____

J. Myers Morton BPR#013357
Knox County Law Director's Office
400 Main Street
Suite 612, City-County Building
Knoxville, Tennessee 37902
Office (865) 215-2327
Fax (865) 215-2936

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,551.84**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 26,466.09**

**TAX ID:** 082JB-035 **TAX SALE:** 24

**TRUSTEE FILE:** 319

**OWNER(S) & ADDRESS(ES):**

Nancy H. Young
2343 Dodson Avenue, Knoxville, TN 37917
311 Greenbrier Street, Woodbury, TN 37190
323 Greenbriar Street, Woodbury, TN 37190
911 Old Manchester Road, Woodbury, TN 37190

**COMMON DESCRIPTION:**

2343 Dodson Avenue, Knoxville, TN 37917

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Two (2) of Knox County, Tennessee, and within the 15th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 91, in Hazen's Addition to Knoxville, as shown by map of same of record in Plat Cabinet A, Slide 165-A (formerly Map Book 5, page 248), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Nancy H. Young, from Nancy H. Young, as Executrix of the Estate of Annie M. Cox, (deceased July 7, 2009), by Executrix's Quit Claim Deed dated July 16, 2012, and recorded on August 6, 2012 as Instrument Number 201208060007907, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Nancy H. Young, from Nancy H. Young, as Executrix of the Estate of Annie M. Cox, (deceased July 7, 2009), by Executrix's Quit Claim Deed dated July 16, 2012, and recorded on August 6, 2012 as Instrument Number 201208060007907, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $1,054.11, if paid in 3/2023;

2013 Knox County taxes are delinquent in the amount of $855.14, if paid in 3/2023;

2014 Knox County taxes are delinquent in the amount of $804.02, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $752.90, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $128.03, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $115.68, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $110.10, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $104.52, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $98.94, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $393.31, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $24.36, if paid in 3/2023.

2. 2012 Knoxville City taxes are delinquent in the amount of $1,273.38, if paid in 3/2023;

2013 Knoxville City taxes are delinquent in the amount of $1,677.28, if paid in 3/2023;

2014 Knoxville City taxes are delinquent in the amount of $1,061.81, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $2,753.73, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,184.62, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $585.97, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,765.46, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $2,110.18, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $76.24, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $667.73 if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $690.41, if paid in 3/2023;

3. City of Knoxville recorded Notice of Lien as Instrument Number 201309130018181; Instrument Number 201501280040486; Instrument Number 201509140016764; Instrument Number 201511160030478; and Instrument Number 201609160017908; Instrument Number 201612210039411; Instrument Number 201712070035143; Instrument Number 201802090047135; Instrument Number 201809240019202; Instrument Number 201810300027598; Instrument Number 201812060034960; Instrument Number 201901030040602; Instrument Number 201907250005924; Instrument Number 201908160011994; Instrument Number 201910290029537; Instrument Number 201912050038565; Instrument Number 202101200058419; Instrument Number 202110140031075; Instrument Number 202211100028433; Instrument Number 202211170029822; and Instrument Number 202302010042853, in the Register's Office for Knox County, Tennessee.

4. Fred L. Jordon recorded a Judgment Lien against Nancy Young (served at 323 Greenbriar Street, Woodbury, TN 37190, in Lien Book 7, page 712, in the Register's Office for CANNON COUNTY, Tennessee. This Judgment is against the owner of subject property, and if for reference to her address only. It does not attach to the subject property at this time, and has not been perfected in Knox County, Tennessee.

5. Internal Revenue Services recorded a Federal Tax Lien against Nancy H. Young (served at 311 Greenbriar Street, Woodbury, TN 37190), in Federal Tax Lien Book 2, page 192, in the Register's Office for CANNON COUNTY, Tennessee. This lien is against the owner of subject property. It does not attach to the subject property at this time, and has not been perfected in Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, Restrictions and zoning ordinances as shown by map of record in Plat Cabinet A, Slide 165-A (formerly Map Book 5, page 248), in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,022.24**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 16,253.28**

**TAX ID:** 082JJ-002 **TAX SALE:** 24

**TRUSTEE FILE:** 321

**OWNER(S) & ADDRESS(ES):**

George W. Carter
3043 Woodbine Ave
Knoxville, TN 37914

Note: George W. Carter deceased reference in Instrument No. 201405130064254. Dora Carter is listed as his heir:

Dora Carter
5336 Call Place SE
Washington, DC 20019

4354 G Street SE
Washington, DC 20019-4254

**COMMON DESCRIPTION:**

2606 Woodbine Ave
62M x 145 x IRR

**LEGAL DESCRIPTION:**

SITUATED in District Two (2) of Knox County, Tennessee, and lying within the 15th Ward of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEING part of Lot 21 in Block "y" of Cold Springs Addition, as shown by Map of said Addition of record in Map Book 3, Page 107, in the Register's Office for Knox County, Tennessee, and

BEGINNING at a point in the Southern line of Woodbine Avenue a distance of 50 feet in an Easterly direction from the intersection of the Southern line of Woodbine Avenue and the Eastern line of Cherry Street; thence with common line between Lots 20 and 21 in a Southerly direction, 145 feet to the North line of an alley; thence with said alley, in an Easterly direction, 50 feet to the corner of Lot 22; thence in a Northerly direction with common line between Lots 21 and 22 a distance of 145 feet to the Southern line of Woodbine Avenue; thence in a Westerly direction with said Avenue, 50 feet to the point of BEGINNING.

THERE IS EXCEPTED FROM THE ABOVE description, an outsale for Part of Lot 21, to The City of Knoxville, Tennessee as set out in Warranty Deed dated March 23, 1976, of record in Deed Book 1575, Page 743, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING the same property conveyed to George W. Carter, by Correction Warranty Deed, from Carolyn L. Greene, dated August 8, 1997, recorded August 15, 1997, of record in Warranty Book 2259, Page 928, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $222.00, plus penalty and costs, for lot cleaning and debris removal, recorded 2/1/2023 as Instrument No. 202302010042723, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

2. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00 plus penalty and costs, for lot cleaning and debris removal, recorded 11/10/2022 as Instrument No. 202211100028508, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

3. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 2/22/2022 as Instrument No. 202202220064840, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

4. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 8/18/2021 as Instrument No. 202108180014050, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

5. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 11/14/2019 as Instrument No. 201911140033600, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

6. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 10/30/2019 as Instrument No. 201910300029739, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

7. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 08/16/2019 as Instrument No. 201908160012007, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

8. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 7/25/2019 as Instrument No. 201907250005993, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

9. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 1/3/2019 as Instrument No. 201901030040395, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

10. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 11/6/2018 as Instrument No. 201811060029217, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

11. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 10/17/2018 as Instrument No. 201810170024831, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

12. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 9/18/2018 as Instrument No. 201809180018040, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

13. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 2/9/2018 as Instrument No. 201802090047213, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

14. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 12/7/2017 as Instrument No. 201712070035161, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

15. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 9/6/2017 as Instrument No. 201709060015316, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

16. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 7/19/2017 as Instrument No. 201707190003968, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

17. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 6/26/2017 as Instrument No. 201706260078776, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

18. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 1/18/2017 as Instrument No. 201701180044776, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

19. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 1/9/2017 as Instrument No. 201701090042688, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

20. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 11/7/2016 as Instrument No. 201611070029800, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

21. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $277.00, plus penalty and costs, for lot cleaning and debris removal, recorded 10/17/2016 as Instrument No. 201610170024947, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

22. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $266.00, plus penalty and costs, for lot cleaning and debris removal, recorded 8/18/2016 as Instrument No. 201608180011387, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

23. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 2/8/2016 as Instrument No. 201602080045878, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

24. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 11/23/2015 as Instrument No. 201511230032082, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

25. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 11/4/2015 as Instrument No. 201511040028204, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

26. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 11/4/2015 as Instrument No. 201511040028204, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

27. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 10/1/2015 as Instrument No. 201510010020766, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

28. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $233.00, plus penalty and costs, for lot cleaning and debris removal, recorded 3/17/2015 as Instrument No. 201503170049689, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

29. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 11/26/2014 as Instrument No. 201411260029692, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

30. The City of Knoxville recorded a Notice of Lien against George W. Carter and Dora Carter, in the amount of $7,550.11, plus penalty and costs, for lot cleaning, demolition, and debris removal, recorded 5/13/2014 as Instrument No. 201405130064254, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

31. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 1/22/2014 as Instrument No. 201401220043590, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

32. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $266.00, plus penalty and costs, for lot cleaning and debris removal, recorded 1/22/2014 as Instrument No. 201401220043589, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

33. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $266.00, plus penalty and costs, for lot cleaning and debris removal, recorded 12/4/2013 as Instrument No. 201312040034971, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

34. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $233.00, plus penalty and costs, for lot cleaning and debris removal, recorded 7/24/2013 as Instrument No. 201307240006094, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

35. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $200.00, plus penalty and costs, for lot cleaning and debris removal, recorded 1/16/2013 as Instrument No. 201301160046789, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

36. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $266.00, plus penalty and costs, for lot cleaning and debris removal, recorded 11/16/2012 as Instrument No. 201211160032334, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

37. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $211.00, plus penalty and costs, for lot cleaning and debris removal, recorded 11/16/2012 as Instrument No. 201211160032333, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

38. The City of Knoxville recorded a Notice of Lien against George W. Carter, in the amount of $266.00, plus penalty and costs, for lot cleaning and debris removal, recorded 6/26/2012 as Instrument No. 201206260073917, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Probate (intestate) opened by decedent's niece, Charmelle Jackson on 2/3/2009, Docket No. 68324-1. Probate dismissed the Petition for Letters of Administration due to Charmelle not administrating the estate

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

Current record holder George W. Carter has one obituary reference in the Knoxville News Sentinel on November 21, 1996, but a correction Warranty Deed was recorded on August 8, 1997. No further information on George W. Carter's heirs is available from the public record. It is unclear whether this is the same George W. Carter as is the current record holder.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,604.80**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 48,092.89**

**TAX ID:** 082KD-019 **TAX SALE:** 24

**TRUSTEE FILE:** 329

**OWNER(S) & ADDRESS(ES):**

Beal Bourne
2823 Martin Luther K[illegible] Jr. Ave
Knoxville, TN 3791[illegible]

**C[illegible] CR[illegible]**

27[illegible] [illegible]he [illegible]nu[illegible]
50 [illegible] x IRR[illegible]

**LEG[illegible] ESCRIP[illegible]N:**

SI[illegible]ED in the First Civil District of Knox County, Tennessee, and within the 14th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot No. Fifteen (15), Block "FF" of the Herbert D. Aston's Cold Springs Addition, as the same appears of record in Map Book 7, page 141, in the Knox County Register's Office, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the northwest right-of-way line of McCalla Avenue, said pin being located 200.0 feet southwesterly from the point of intersection of McCalla Avenue and Hembree Street; thence with the line of McCalla Avenue, South 28 deg. 44 min. West, 50.0 feet to an iron pin corner to Lot 14; thence with the line of Lot 14, North 58 deg. 27 min. West, 178.61 feet to an iron pin in the southeast line of an alley; thence with said line, North 31 deg. 10 min. East, 49.73 feet to an iron pin corner to Lot 16; thence with the line of Lot 16, South 58 deg. 31 min. East, 176.50 feet to an iron pin, the point of BEGINNING.

**DERIVATION:**

BEING the same property conveyed to Beal Bourne by Warranty Deed from J. Ellis McCleary, dated January 16, 2004, and recorded as Instrument No. 200401210071110, as corrected by Instrument No. 200401260072253, both in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

John T. McDonald and M. Jeanette McDonald are the beneficiaries of a Deed of Trust from Beal Bourne, single, to Scott A. Hodge, Trustee, in the original amount of $15,104.55, dated January 23, 2004, and recorded as Instrument No. 200401260072254, in the Knox County Register's Office. Serve: John T. McDonald and M. Jeanette McDonald c/o Scott A. Hodge, Attorney, 610 E. 1st N Street, Morristown, TN 37814.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,727.55**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,776.63**

**TAX ID:** 082KG-042 **TAX SALE:** 24

**TRUSTEE FILE:** 331

**OWNER(S) & ADDRESS(ES):**

Helen L. Moore
2802 Tarleton Avenue, Knoxville, TN 37914

**COMMON DESCRIPTION:**

2802 Tarleton Avenue, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in District No. One of Knox County, Tennessee, and within the 14th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot No. 18 in Pine View Park Addition to the City of Knoxville, Tennessee, as shown by map of record in Plat Cabinet A, Slide 226-B, formerly Map Book 7, page 52, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description. Said lot has a frontage of 50 feet on the Southerly side of Tarleton Avenue and extends back in a Southerly direction to the Northerly line of a 15-foot alley, and is improved with dwelling bearing City No. 2802 Tarleton Avenue SE.

BEING the same property conveyed to Helen L. More, by Warranty Deed dated September 29, 1958, from Hattie J. Goforth, widow, recorded in Deed Book 1086, page 495, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Helen L. More, by Warranty Deed dated September 29, 1958, from Hattie J. Goforth, widow, recorded in Deed Book 1086, page 495, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $978.62, if paid in 3/2023;

2013 Knox County taxes are delinquent in the amount of $523.56, if paid in 3/2023;

2014 Knox County taxes are delinquent in the amount of $493.50, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $463.44, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $433.38, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $527.99, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $487.31, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $88.61, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $84.65, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $380.69, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $16.24, if paid in 3/2023;

2. 2012 Knoxville City taxes are delinquent in the amount of $1,177.63, if paid in 3/2023;

2013 Knoxville City taxes are delinquent in the amount of $596.08, if paid in 3/2023;

2014 Knoxville City taxes are delinquent in the amount of $631.73, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $584.63, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $537.53, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $21,648.99, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $2,440.77, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,272.36, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of

$59.48, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $637.27, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $475.96, if paid in 3/2023.

3. City of Knoxville has Notice of Liens recorded as Instrument Numbers 201704070061364, 201708140010035, 201802140048191, 201808230012479, 201811070029452, 201812060035014, 201908020008229, 201910290029557, 201912190041681, 202101200058638, 202110010026958, 202211090028116, 202211170029759, and 202302010042748, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville has Orders recorded as Instrument Numbers 201404100058011 and 201404100058022, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has Complaints recorded as Instrument Numbers 201403140052740 and 201403140052751, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

There is a Helen W. Moore probated in Knox County Chancery Court, Probate Division, Docket # 47624-1, who died February 2, 1992, and states her mailing address was 5411 Ridgefield Drive, Knoxville, TN. Need to verify if one and same.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as shown by map of record in Plat Cabinet A, slide 226-B, formerly Map Book 7, page 52, the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

4. Subject to probate liens and items/issues if Helen L. Moore is deceased.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,155.28**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 34,233.49**

**TAX ID:** 082KH-015 **TAX SALE:** 24

**TRUSTEE FILE:** 333

**OWNER(S) & ADDRESS(ES):**

Amy Wickings
(listed in public records)
2806 Ontario Avenue, Knoxville, TN 37914
501 N. Third Street, Maryville, TN 37804
139 Watson Drive, Maryville, TN 37801

**COMMON DESCRIPTION:**

2806 Ontario Avenue, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in District No. One (1) of Knox County, Tennessee, and within the 14th Ward of the City of Knoxville, Tennessee, being known and designated as all of Lot 78 and Lot 79, Pine View Park Addition to the City of Knoxville, as shown by map of same of record in Plat Cabinet A, Slide 226-B (formerly Map Book 7, Page 52), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Amy Wickings, unmarried, from Donald C. Floyd, unmarried, by Warranty Deed dated February 10, 2012, and filed of record February 13, 2012, as Instrument Number 201202130044273, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Amy Wickings, unmarried, from Donald C. Floyd, unmarried, by Warranty Deed dated February 10, 2012, and filed of record February 13, 2012, as Instrument Number 201202130044273, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $736.17, if paid in 12/2022;

2013 Knox County taxes are delinquent in the amount of $741.94, if paid in 12/2022;

2014 Knox County taxes are delinquent in the amount of $697.28, if paid in 12/2022;

2015 Knox County taxes are delinquent in the amount of $652.64, if paid in 12/2022;

2016 Knox County taxes are delinquent in the amount of $608.00, if paid in 12/2022;

2017 Knox County taxes are delinquent in the amount of $379.23, if paid in 12/2022;

2018 Knox County taxes are delinquent in the amount of $350.61, if paid in 12/2022;

2019 Knox County taxes are delinquent in the amount of $321.99, if paid in 12/2022;

2020 Knox County taxes are delinquent in the amount of $593.37, if paid in 12/2022;

2021 Knox County taxes are delinquent in the amount of $182.90, if paid in 12/2022;

2022 Knox County taxes are due in the amount of $277.00.

2. 2012 Knoxville City taxes are delinquent in the amount of $1,622.73, if paid in 12/2022;

2013 Knoxville City taxes are delinquent in the amount of $1,525.00, if paid in 12/2022;

2014 Knoxville City taxes are delinquent in the amount of $3,369.52, if paid in 12/2022;

2015 Knoxville City taxes are delinquent in the amount of $2,352.73, if paid in 12/2022;

2016 Knoxville City taxes are delinquent in the amount of $2,312.52, if paid in 12/2022;

2017 Knoxville City taxes are delinquent in the amount of $2,101.25, if paid in 12/2022;

2018 Knoxville City taxes are delinquent in the amount of $1,278.58, if paid in 12/2022;

2019 Knoxville City taxes are delinquent in the amount of $1,156.27, if paid in 12/2022;

2020 Knoxville City taxes are delinquent in the amount of $318.56, if paid in 12/2022;

2021 Knoxville City taxes are delinquent in the amount of $5,385.51, if paid in 12/2022;

2022 Knoxville City taxes are due in the amount of $384.77.

3. City of Knoxville Notice of Lien recorded as Instrument Number 201212280042382, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville Notice of Lien recorded as Instrument Number 201306190083768, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville Notice of Lien recorded as Instrument Number 201402110047354, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville Notice of Lien recorded as Instrument Number 201408070008216, in the Register's Office for Knox County, Tennessee.

7. City of Knoxville Notice of Lien recorded as Instrument Number 201410240023081, in the Register's Office for Knox County, Tennessee.

8. City of Knoxville Notice of Lien recorded as Instrument Number 201509140016748, in the Register's Office for Knox County, Tennessee.

9. City of Knoxville Notice of Lien recorded as Instrument Number 201510210025155, in the Register's Office for Knox County, Tennessee.

10. City of Knoxville Notice of Lien recorded as Instrument Number 201608180011283, in the Register's Office for Knox County, Tennessee.

11. City of Knoxville Notice of Lien recorded as Instrument Number 201610120023747, in the Register's Office for Knox County, Tennessee.

12. City of Knoxville Notice of Lien recorded as Instrument Number 201701180044755, in the Register's Office for Knox County, Tennessee.

13. City of Knoxville Notice of Lien recorded as Instrument Number 201708140010009, in the Register's Office for Knox County, Tennessee.

14. City of Knoxville Notice of Lien recorded as Instrument Number 201710250025979, in the Register's Office for Knox County, Tennessee.

15. City of Knoxville Notice of Lien recorded as Instrument Number 201808230012366, in the Register's Office for Knox County, Tennessee.

16. City of Knoxville Notice of Lien recorded as Instrument Number 201811070029448, in the Register's Office for Knox County, Tennessee.

17. City of Knoxville Notice of Lien recorded as Instrument Number 201908060009111, in the Register's Office for Knox County, Tennessee.

18. City of Knoxville Notice of Lien recorded as Instrument Number 201911140033581, in the Register's Office for Knox County, Tennessee.

19. City of Knoxville Notice of Lien recorded as Instrument Number 202110140031122, in the Register's Office for Knox County, Tennessee.

20. City of Knoxville Notice of Lien recorded as Instrument Number 202111010035800, in the Register's Office for Knox County, Tennessee.

21. City of Knoxville Notice of Lien recorded as Instrument Number 202211090028106, in the Register's Office for Knox County, Tennessee.

22. Judgment lien in favor of Southeastern Emergency Services, PC against Amy Wickings, in the original amount of $1,350.00, recorded as Instrument Number 201802270050585, in the Register's Office for Knox County, Tennessee.

23. City of Knoxville Complaint recorded as Instrument Number 201508130010055, in the Register's Office for Knox County, Tennessee.

24. City of Knoxville Order recorded as Instrument Number 201808310013972, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Restrictions and zoning ordinances, per governmental zoning regulations as shown in the Register's Office for Knox County, Tennessee.

2. Subject to utility and drainage easements per governmental zoning regulations.

3. Subject to setback lines per governmental zoning regulations.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,450.28**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 25,891.78**

**TAX ID:** 082KJ-032 **TAX SALE:** 24

**TRUSTEE FILE:** 334

**OWNER(S) & ADDRESS(ES):**

CARLA JEAN WELLS
2831 SELMA AVE KNOXVILLE TN 37914

**COMMON DESCRIPTION:**

2835 SELMA AVE

**LEGAL DESCRIPTION:**

Situated in the First Civil District of Knox County, Tennessee, within the 14th Ward of the City of Knoxville, Tennessee, and being known and designated as lots 16 and 17, Block 9, J. C. J. Williams Addition, as shown by map of record in Map Book 4, page4, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the northwest line of Selma Avenue at the common corner between lots 15 and 16, said beginning point being distant 50 feet southwesterly from the intersection of Selma Avenue and Superior Street; thence from said beginning point with the line of Selma Avenue, South 47 deg., 08 min. West, 100 feet to the corner of Lot 18; thence with the line of lot 18, North 42 deg. 53 min. West, 150 feet to an iron pin in the southeast line of an alley; thence with the line of said alley, North 47 deg. 08 min. East, 100 feet to an iron pin corner to lot 15; thence with the line of said lot, South 42 deg. 52

min. East, 150 feet to the place of beginning; according to the survey of William Letark, Jr. dated October 24, 1996; said premises being improved with a dwelling bearing house no. 2831 Selma Avenue.

BEING the same property conveyed to Phyllis R. Thompson and husband, Samuel J. Thompson from Gregory L. Thompson and wife, Sonja M. Thompson, by deed dated October 30, 1996, and recorded in Deed Book 2231, Page 1086, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

Being the same property conveyed to Carla Jean Wells by Warranty Deed dated 12/28/2005 of record in the office of the Knox County Register of Deeds as Instrument No. 200601110059262.

**INTERESTED PERSONS (ENCUMBRANCES):**

The City of Knoxville and Knox County, Tennessee, recorded Abstracts and Notice of Lien Lis Pendens against Carl Jean Wells of record in the Knox County Register's Office as Instrument Nos. 201904300063731, 202110140031023, and 202205180087617.

SERVE: MAYOR INDYA KINCANNON, 400 MAIN ST., ROOM 691, KNOXVILLE, TN 37902; MAYOR GLENN JACOBS 400 MAIN ST SW #615, KNOXVILLE, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:**

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from January 1, 1993 through April 18, 2023 inclusive.

_____

J. Myers Morton BPR#013357
Knox County Law Director's Office
400 Main Street
Suite 612, City-County Building
Knoxville, Tennessee 37902
Office (865) 215-2327
Fax (865) 215-2936

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,685.36**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,395.60**

**TAX ID:** 082MC-019 **TAX SALE:** 24

**TRUSTEE FILE:** 345

**OWNER(S) & ADDRESS(ES):**

Charles Ryan, Jr.
2002 Brooks Avenue, Knoxville, TN 37914

**COMMON DESCRIPTION:**

3002 Brooks Avenue, Knoxville, 37914
50 ft x 200 ft Northeastern part of Tract 11

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Seven (7) (formerly 2) of Knox County, Tennessee, and within the 30th Ward of the City of Knoxville, Tennessee, and being the Northeast 50 ft x 200 ft of Lot 11, of E. R. Keller's Addition to Knoxville, Tennessee, as shown by map of same of record in Plat Cabinet A, Slide 222-C (formerly Map Book 7, page 37), in the Register's Office for Knox County, Tennessee to which map specific reference is hereby made for a more particular description, and being more fully bounded and described as follows:

BEGINNING at a point in the Southern line of Brooks Road, said point being 461 feet distant in a Westerly direction from the point of intersection of the Southern line of Brooks Road with the Western line of Riverside Road (formerly Pleasant View Avenue) and also being the Northeast corner of Tract 11 in E. R. Keller's Addition to Knoxville, Tennessee; Thence, South 29 deg. 50 min. East with the dividing line between Tracts 11 and 10 in said addition, 200 feet to a point; Thence, in a Westerly direction and parallel with the Southern line of Brooks Road, 50 feet to a point; Thence, in a Northerly direction and parallel with the first above mentioned line, 200 feet to a point in the Southern line of Brooks Road, 50 feet to the point of BEGINNING.

BEING the same property conveyed to Charles Ryan, Jr., single, from Donald G. Morris and wife, Drema L. Morris, by General Warranty Deed dated March 12, 2005, and recorded on June 22, 2005 as Instrument Number 200506220103388, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Charles Ryan, Jr., single, from Donald G. Morris and wife, Drema L. Morris, by General Warranty Deed dated March 12, 2005, and recorded on June 22, 2005 as Instrument Number 200506220103388, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $476.66, if paid in 3/2023;

2013 Knox County taxes are delinquent in the amount of $724.73, if paid in 3/2023;

2014 Knox County taxes are delinquent in the amount of $681.89, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $639.05, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $596.21, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $540.68, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $498.92, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $457.16, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $415.40, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $673.64, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $285.22, if paid in 3/2023.

2. 2011 Knoxville City taxes are delinquent in the amount of $1,135.98, if paid in 3/2023;

2012 Knoxville City taxes are delinquent in the amount of $1,066.32, if paid in 3/2023;

2013 Knoxville City taxes are delinquent in the amount of $842.02, if paid in 3/2023;

2014 Knoxville City taxes are delinquent in the amount of $892.76, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $825.71, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $758.65, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $666.89, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $,602.29 if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $537.69, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $473.09, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $408.48, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $397.96, if paid in 3/2023.

3. 2012-2022 Knox County PERSONAL PROPERTY taxes for Ryan Remodeling are delinquent in the total amount of $2,363.84, if paid in 3/2023.

4. 2011-2022 Knoxville City PERSONAL PROPERTY taxes for Ryan Remodeling are delinquent int eh amount of $2,562.55, if paid in 3/2023.

5. Deed of Trust from Charles Ryan, Jr. single, to B. Gail Howell, Trustee for the benefit of Donald G. Morris or Drema Lee Morris, dated March 12, 2005, in the original amount of $30,000.00, and recorded on June 22, 2005 as Instrument Number 200506220103389, in the Register's Office for Knox County, Tennessee.

6. Judgment Lien against Charles Ryan, of 3002 Brooks Avenue, Knoxville, TN 37914, in favor of DNF Associates LLC, recorded as Instrument Number 201904290063046, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, restrictions and zoning ordinances as shown by map of record Plat Cabinet A, Slide 222-C (formerly Map Book 7, page 37) and in Warranty Deed Book 699, page 123, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

4. 10-foot Easement for widening Brooks Road, set forth in Warranty Deed Book 2049, page 316, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,770.48**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,919.44**

**TAX ID:** 082NE-010 **TAX SALE:** 24

**TRUSTEE FILE:** 346

**OWNER(S) & ADDRESS(ES):**

William Crawford, Jr.
2036 Seminole Avenue
Knoxville, TN 37915

**COMMON DESCRIPTION:**

2544 Selma Avenue
50 x 175M x IRR

**LEGAL DESCRIPTION:**

SITUATED, LYING AND BEING in the Second Civil District

of Knox County, Tennessee, and bounded and described as follows:

BEING all of Lot No. 152 as designated on the map of Strong & Thompson's Old Fair Ground Addition to Knoxville, Tennessee, said lot fronts 50 feet, more or less, on the south side of Selma Avenue and extends back in a southerly direction between parallel lines on the easterly side and along the divisional line between Lot Numbers 152 and 153, 170 feet, more or less, to an alley, and on the westerly side along the divisional line between Lots 152 and 151, 100 feet, more or less, to an alley and has rear width of 50 feet, more or less, said lot is in the 14th Ward of the City of Knoxville, Tennessee.

**DERIVATION:**

BEING the same property conveyed to William Crawford, Jr. by Quitclaim Deed from Addiebell Frazier, a widow, dated January 10, 1995, and recorded in Deed Book 2165, page 1071, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville filed a Complaint against William Crawford, Jr., filed April 12, 2013, as Instrument No. 201304120066773, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

2. City of Knoxville filed an Order against William Crawford, Jr., filed May 8, 2013, as Instrument No. 201305080073417, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

3. Discover Bank filed a Judgment against Anita S. Crawford and William Crawford filed January 13, 2014, as Instrument No. 201401130041967, in the Knox County Register's Office. Serve: c/o J. Bart Lloyd, Attorney, Nathan & Nathan, P.C., P.O. Box 1715, Birmingham, AL 35201.

4. City of Knoxville filed Notices of Liens against William Crawford, Jr., recorded as Instrument Nos. 201401210043295 and 201510050021819, both in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,880.00**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,161.87**

**TAX ID:** 082NH-024 **TAX SALE:** 24
**TRUSTEE FILE:** 349

**OWNER(S) & ADDRESS(ES):**

Unknown heirs for Edgar Johnson and Edgar Franklin Johnson
901 Houston St.
Knoxville, TN 37914

**COMMON DESCRIPTION:**

901 Houston St.
Lot 26, Block 26, JCJ Williams Addition

**LEGAL DESCRIPTION:**

SITUATED in District No. One, of Knox County, Tennessee, and in the 14th Ward of the City of Knoxville, Tennessee, and being all of Lot No. 26, Block 26, J.C.J. Williams Addition to Knoxville, Tennessee as shown by map of record in the Register's Office for Knox County, Tennessee. Said lot is located at the intersection of Hillside Avenue and Houston Street and being one of the lots included in the deed of record in Deed Book 431 Page 55 in the Register's Office for Knox County, Tennessee. Said lot fronts sixty feet on the southerly side of Houston Street and extends back between parallel lines to a ten foot alley, being one hundred forty feet along Hillside Street and one hundred fifty two feet along the lien of Lot No. 27 in said Addition, and being improved with a house known as 901 Houston Street.

**DERIVATION:**

Being the same property conveyed to Edgar Johnson and Gussie Johnson by deed dated April 10, 1963 and of record in Book 1225 Page 511 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

City of Knoxville has 2 recorded liens for mowing and clean up of record in Instrument Nos. 201709250019231 and 201801290044668 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main St. Suite 691 Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Will of Gussie Johnson, date of death 10/17/83, filed in Docket No. 37647. Will devises the property at 901 Houston St. and entire estate to son, Edgar Franklin Johnson.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

No marital status shown on vesting deed. No probate file found for Edgar Johnson. Will of Gussie Johnson states she is widowed. Edgar Franklin Johnson appears to have died on or about February 6, 2001. No probate found.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,151.52**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,627.33**

**TAX ID:** 082OC-015 **TAX SALE:** 24
**TRUSTEE FILE:** 351

**OWNER(S) & ADDRESS(ES):**

Keith L. Foster, Sr.
Joanne Foster
2038 E. Fifth Ave., [illegible], TN [illegible]

**CO[illegible] CR[illegible]**

2[illegible] Fi[illegible]e.
48[illegible] IF[illegible]

**LEG[illegible] ESCRIPT[illegible]**

SIT[illegible]D in the Second Civil District of Knox County, Tennessee, within the 15th Ward of the City of Knoxville, Tennessee, being all of Lot No. 3 in Eugene C. Fretz Resubdivision of parts of Cold Springs Addition, Lucy Blang Addition and Shieldstown, as shown on map of record in Map Book 3, Pages 106-107, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description of said lot.

**DERIVATION:**

BEING the same property conveyed to Keith L. Foster, Sr. and Joanne Foster by Warranty Deed from Abundant Capital Group, LLC a Tennessee Limited Liability Company, dated February 17, 2022, recorded February 18, 2022, and of record in Instrument No. 202202180064498 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded a Notice of Lien against Cherokee Homes, Inc., in the amount of $266.00, plus penalty and costs, for lot cleaning and debris removal, as Instrument No. 201501270040197 in the Register's Office for Knox County, Tennessee. This Notice of Lien as recorded against prior owner of record, Cherokee Homes, Inc., Registered Agent is Brent Nolan, 347 Hickory Stone Lane, Powell, TN 37849. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

2. The City of Knoxville recorded a Notice of Lien against Cherokee Homes, Inc., in the amount of $266.00, plus penalty and costs, for lot cleaning and debris removal, as Instrument No. 201409260017997 in the Register's Office for Knox County, Tennessee. This Notice of Lien as recorded against prior owner of record, Cherokee Homes, Inc., Registered Agent is Brent Nolan, 347 Hickory Stone Lane, Powell, TN 37849. Serve: Indya Kincannon, Mayor of the City of Knoxville, 400 Main Street, Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE.

**OTHER MATTERS AFFECTING TITLE:** NONE.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,144.95**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,757.30**

**TAX ID:** 082OF-031 **TAX SALE:** 24
**TRUSTEE FILE:** 354

**OWNER(S) & ADDRESS(ES):**

Jaime N. Bagwell
2311 Martin Luther King, Jr. Avenue, Knoxville, TN 37914
2854 Gardenia Drive, Knoxville, TN 37914
456 Hall of Fame Drive, Knoxville, TN 37915

**COMMON DESCRIPTION:**

2311 Martin Luther King, Jr. Avenue, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in District No. One of Knox County, Tennessee, and within the 14th Ward of the City of Knoxville, Tennessee, being known and designated as all of Lot 6, Block J, Cold Springs Addition to Knoxville, as shown by map of same of record in Plat Book 3, Page 106, in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to Jaime N. Bagwell from Edith Patricia Love and Jovetta Rowans McDowell, Sole Heirs at Law of Bessie Rowans, widow of James Rowands and Arica D. Rowans (daughter of Edith Patricia Love) by Quit Claim Deed dated October 2, 2017, and filed of record as Instrument Number 201710020020906, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Jaime N. Bagwell from Edith Patricia Love and Jovetta Rowans McDowell, Sole Heirs at Law of Bessie Rowans, widow of James Rowands and Arica D. Rowans (daughter of Edith Patricia Love) by Quit Claim Deed dated October 2, 2017, and filed of record as Instrument Number 201710020020906, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. ORNL Federal Credit Union dated December 15, 2022 in the original amount of $24,662.84+5,000.00 in fees as shown on Judgment Lien of record, bearing Docket No. 53404K, as Instrument Number 202303080048878, in the Register's Office for Knox County, Tennessee

2. 2015 Knox County taxes are delinquent in the amount of $1,681.41, if paid by 12/31/2023;

2016 Knox County taxes are delinquent in the amount of $1,568.91, if paid by 12/31/2023;

2017 Knox County taxes are delinquent in the amount of $1,375.41, if paid by 12/31/2023;

2018 Knox County taxes are delinquent in the amount of $1,269.39, if paid by 12/31/2023;

2019 Knox County taxes are delinquent in the amount of $1,163.37, if paid by 12/31/2023;

2020 Knox County taxes are delinquent in the amount of $1,357.35, if paid by 12/31/2023;

2021 Knox County taxes are delinquent in the amount of $951.28, if paid by 12/31/2023;

2022 Knox County taxes are delinquent in the amount of $782.00, if paid by 12/31/2023;

2023 Knox County taxes are due in the amount of $134.00.

3. 2015 City of Knoxville taxes are delinquent in the amount of $2,275.48, if paid by 12/31/2023;

2023 City of Knoxville taxes are due in the amount of $715.88.

4. Notice of Lien in favor of the City of Knoxville as Instrument Number 202206070092127, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville as Instrument Number 202308220009768, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien in favor of the City of Knoxville as Instrument Number 202206070092127, in the Register's Office for Knox County, Tennessee.

7. Notice of Lien in favor of the City of Knoxville as Instrument Number 202211170029729, in the Register's Office for Knox County, Tennessee.

8. Notice of Lien in favor of the City of Knoxville as Instrument Number 202302090044093, in the Register's Office for Knox County, Tennessee.

9. Notice of Complaint in favor of the City of Knoxville as Instrument Number 202204130078659, in the Register's Office for Knox County, Tennessee.

10. Notice of Complaint in favor of the City of Knoxville as Instrument Number 202205100085425, in the Register's Office for Knox County, Tennessee.

11. Notice of Order in favor of the City of Knoxville, Tennessee as Instrument Number 202205050084295, in the Register's Office for Knox County, Tennessee.

12. Notice of Order in favor of the City of Knoxville, Tennessee as Instrument Number 202206100093013, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Subject to all matters as shown on Plat in Plat Cabinet 3, Slide 106, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,231.12**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 15,277.99**

**TAX ID:** 082OO-010 **TAX SALE:** 24
**TRUSTEE FILE:** 357

**OWNER(S) & ADDRESS(ES):**

Teri Productions, LLC
2044 E. Magnolia Avenue, Knoxville, TN 37917
P.O. Box 21861, Oklahoma City, OK 73156

**COMMON DESCRIPTION:**

2044 E. Magnolia Avenue, Knoxville, TN 37917

**LEGAL DESCRIPTION:**

SITUATED in District No. One of Knox County, Tennessee, and within the 14th Ward of the City of Knoxville, Tennessee, and being Lot 14, Sarah Ann Blang's Addition, said lot fronting 50-feet on the South side of Magnolia Avenue and running back in a Southerly direction 180 feet, more or less, to Islington Street (the Eastern line of Lot 14 is shared with the West line of Lot 15.).

BEING PART OF the same property conveyed to Teri Productions, LLC, by Substitute Trustee's Deed dated June 30, 2011, from Daniel J. Moore, recorded as Instrument Number 201107010000148, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART OF the same property conveyed to Teri Productions, LLC, by Substitute Trustee's Deed dated June 30, 2011, from Daniel J. Moore, recorded as Instrument Number 201107010000148, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2016 Knox County taxes are delinquent in the amount of $2,594.48, if paid in 02/2023;

2017 Knox County taxes are delinquent in the amount of $2,299.21, if paid in 02/2023;

2018 Knox County taxes are delinquent in the amount of $2,106.43, if paid in 02/2023;

2019 Knox County taxes are delinquent in the amount of $1,913.65, if paid in 02/2023;

2020 Knox County taxes are delinquent in the amount of $2,020.87, if paid in 02/2023;

2021 Knox County taxes are delinquent in the amount of $1,563.84, if paid in 02/2023;

2022 Knox County taxes are due in the amount of $1,144.00.

2. 2016 Knoxville City taxes are due in the amount of $3,478.15, if paid in 02/2023;

2017 Knoxville City taxes are due in the amount of $3,002.80, if paid in 02/2023;

2018 Knoxville City taxes are due in the amount of $2,704.07, if paid in 02/2023;

2019 Knoxville City taxes are due in the amount of $2,405.34, if paid in 02/2023;

2020 Knoxville City taxes are due in the amount of $2,106.61, if paid in 02/2023;

2021 Knoxville City taxes are due in the amount of $1,543.44, if paid in 02/2023;

2022 Knoxville City taxes are due in the amount of $1,586.52;

3. Mountain Commerce Bank has a Deed of Trust June 30, 2011, from Teri Productions, LLC, to Kevin Horne, Trustee for the benefit of Mountain Commerce Bank, in the original amount of $157,500.00, recorded as Instrument Number 201107010000149, with an Assignment of Rents, Leases, Profits & Income, recorded as Instrument Number 201107120001927, both in the Register's Office for Knox County, Tennessee. NOTE: The maturity dated of the indebtedness secured by this Deed of trust has passed, but the encumbrance remains enforceable under the applicable statute of limitations.

4. Mountain Commerce Bank has a Deed of Trust November 9, 2017, from Teri Productions, LLC, to Kevin W. Horne, Trustee for the benefit of Mountain Commerce Bank, in the original amount of $50,000.00, recorded as Instrument Number 201712080035602 in the Register's Office for Knox County, Tennessee. The terms of said Deed of Trust and the promissory note secured thereby were amended by Modification of Deed of Trust dated September 28, 2021, recorded as Instrument Number 202112280050948, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

The corporate charter of Teri Productions, LLC, was revoked by the Tennessee Department of Labor and Workforce Development on July 24, 2019.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 17,541.12**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 22,056.56**

**TAX ID:** 083AA-001 **TAX SALE:** 24
**TRUSTEE FILE:** 358

**OWNER(S) & ADDRESS(ES):**

Jeffrey B. Lauderdale
205 Finley Dr.
Lenoir City, TN 37771

**COMMON DESCRIPTION:**

3902 Catalpa Ave.
Lot 42, Fair Garden Land Addition

**LEGAL DESCRIPTION:**

SITUATED in District No. One (1) of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 42, FAIR GARDEN LAND ADDITION TO THE CITY OF KNOXVILLE, TENNESSEE, as shown on the map of same of record in Map Cabinet A, Slide 157-D (formerly Map Book 5, Page 222), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

**DERIVATION:**

Being the same property conveyed to Jeffrey B. Lauderdale by Warranty Deed from American General Finance, Inc., dated March 12, 2002, recorded March 22, 2002 and of record in Instrument No. 200203220078300, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771; Steve Hurst, Trustee, 725 Highway 321 North, Lenoir City, TN 37771; United Community Bank, 725 Highway 321 North, Lenoir City, TN 37771; Robin Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $246.35, recorded in Instrument No. 201405130064255, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

2. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $277.00, recorded in Instrument No. 201408050007593 in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

3. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $684.00, recorded in Instrument No. 201508190011418, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

4. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $684.00, recorded in Instrument No. 201508190011418, in the Knox

County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

5. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201510190024630, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

6. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201511050028659, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

7. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $277.00, recorded in Instrument No. 201608020007622, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

8. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201610170025114, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

9. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201612210039659, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

10. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201702060048667, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

11. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771; Steve Hurst, Trustee, 257 Medical Park Drive, Knoxville, TN 37772; United Community Bank, 725 Highway 321 North, Lenoir City, TN 37771; Robin Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $3,897.35, recorded in Instrument No. 201704070061366, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

12. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201704210064258, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

13. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201709050015197, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

14. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 201809190018460, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

15. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201908290015004, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

16. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201909260021438, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

17. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201911200035316, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

18. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 202101200058462, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

19. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $200.00, recorded in Instrument No. 202202250066208, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

20. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $222.00, recorded in Instrument No. 202211090028054, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

21. Notice of Lien filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 202302010042919, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

22. Complaint filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771; Steve Hurst, Trustee, 725 Highway 321 North, Lenoir City, TN 37771; United Community Bank, 725 Highway 321 North, Lenoir City, TN 37771; Robin Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Robert Moyers, Manager, Neighborhood Codes Enforcement, Public Service Department for the City of Knoxville, for unfit, unsafe or dangerous condition. Recorded in Instrument No. 201308160011748, Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

23. Order filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771; Steve Hurst, Trustee, 725 Highway 321 North, Lenoir City, TN 37771; United Community Bank, 725 Highway 321 North, Lenoir City, TN 37771; Robin Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by David Brace, Public Officer for the City of Knoxville, for unfit, unsafe or dangerous condition. Recorded in Instrument No. 201309060016574, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

24. Complaint filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771; Steve Hurst, Trustee, 725 Highway 321 North, Lenoir City, TN 37771; United Community Bank, 725 Highway 321 North, Lenoir City, TN 37771; Robin Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Robert Moyers, Manager, Neighborhood Codes Enforcement, Public Service Department for the City of Knoxville, for unfit, unsafe or dangerous condition. Recorded in Instrument No. 201402120047515, Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

25. Order filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771; Steve Hurst, Trustee, 725 Highway 321 North, Lenoir City, TN 37771; United Community Bank, 725 Highway 321 North, Lenoir City, TN 37771; Robin Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by David Brace, Public Officer for the City of Knoxville, for unfit, unsafe or dangerous condition. Recorded in Instrument No. 201403040051002, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

26. Complaint filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771; Steve Hurst, Trustee, 725 Highway 321 North, Lenoir City, TN 37771; United Community Bank, 725 Highway 321 North, Lenoir City, TN 37771; Robin Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by Robert Moyers, Manager, Neighborhood Codes Enforcement, Public Service Department for the City of Knoxville, for unfit, unsafe or dangerous condition. Recorded in Instrument No. 201607150003167, Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

27. Order filed against Jeffrey B. Lauderdale, 205 Finley Drive, Lenoir City, TN 37771; Steve Hurst, Trustee, 257 Medical Park Drive, Knoxville, TN 37772; United Community Bank, 725 Highway 321 North, Lenoir City, TN 37771; Robin Lauderdale, 205 Finley Drive, Lenoir City, TN 37771, by David Brace, Public Officer for the City of Knoxville, for unfit, unsafe or dangerous condition. Recorded in Instrument No. 201608020007729, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

28. Deed of Trust from Jeffrey Lauderdale and wife, Robin Lauderdale to Steve Hurst, Trustee for United Community Bank, dated February 27, 2008, recorded March 10, 2008 and of record in Instrument No. 200803100067141; Assignment of Rents in Instrument No. 200803100067142, in the Register's Office for Knox County, Tennessee in the amount of $152,750.00. Address: United Community Bank, 725 Highway 331 North, Lenoir City, TN 37771. SERVE: Registered Agent: C T Corporation System, 300 Montvue Rd. Knoxville, TN 37919.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: NONE

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pike
Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,118.56**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 18,306.62**

**TAX ID:** 083AH-014 **TAX SALE:** 24

**TRUSTEE FILE:** 360

**OWNER(S) & ADDRESS(ES):**

S & P Ventures I, LLC (dissolved in 2011/inactive)
Registered Agent: Sammy Peroulas
4020 Lilac Avenue, Knoxville, TN 37914
3834 Sequoyah Avenue, Knoxville, TN 37919
651 Broome Road, Knoxville, TN 37909

**COMMON DESCRIPTION:**

4020 Lilac Avenue, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number One (1) of Knox County, Tennessee, within the 13th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 6, Block D, of J.S. Dallas First Addition to Knoxville, Tennessee, said lot fronting 50 feet on the South side of Lilac Avenue and extending back Southwardly therefrom between parallel lines 150 feet to an alley, as shown by map of same of record in Plat Cabinet A, Slide 61-B (formerly Map Book 3, page 23, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to S & P Ventures I, LLC, from Paul Bush and wife, Cindy Bush, by Tennessee Warranty Deed dated April 13, 2005, and recorded on May 25, 2005 as Instrument Number 200505250094774, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART OF the same property conveyed to S & P Ventures I, LLC, from Paul Bush and wife, Cindy Bush, by Tennessee Warranty Deed dated April 13, 2005, and recorded on May 25, 2005 as Instrument Number 200505250094774, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $989.33, if paid in 3/2023;

2012 Knox County taxes are delinquent in the amount of $936.41, if paid in 3/2023;

2013 Knox County taxes are delinquent in the amount of $591.60, if paid in 3/2023;

2014 Knox County taxes are delinquent in the amount of $557.22, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $522.84, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $488.46, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $390.63, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $361.65, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $332.67, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $303.69, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $574.66, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $303.49, if paid in 3/2023.

2. 2011 Knoxville City taxes are delinquent in the amount of $1,197.70, if paid in 3/2023;

2012 Knoxville City taxes are delinquent in the amount of $1,124.19, if paid in 3/2023;

2013 Knoxville City taxes are delinquent in the amount of $678.72, if paid in 3/2023;

2014 Knoxville City taxes are delinquent in the amount of $1,347.46, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $2,782.65, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,319.41, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $1,110.87, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $3,329.39, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $5,617.67, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $332.77, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $287.98, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $423.25, if paid in 3/2023;

3. City of Knoxville recorded Notice of Lien as Instrument Number 201406100069787; Instrument Number 201509150017227; Instrument Number 201510300026934; Instrument Number 201603030050995; Instrument Number 201609220019117; Instrument Number 201707250005314; Instrument Number 201810220025627; Instrument Number 201801300045039; Instrument Number 201808210011737; Instrument Number 201802140048130; Instrument Number 201909170019490; Instrument Number 201911140033673; and Instrument Number 201907260006358, all of record in the Register's Office for Knox County, Tennessee.

4. Neighborhood Code Enforcement recorded Complaints as Instrument Number 201511190031340 and Instrument Number 201611180032302, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville recorded Orders as Instrument Number 201512160036487 and Instrument Number 201701090042972, in the Register's Office for Knox County, Tennessee.

6. IRS Notice of Federal Tax Liens against Sammy Peroulas, recorded as Instrument Number 201705010066436; Instrument Number 201705010066435 and Instrument Number 201904080058932, in the Register's Office for Knox County, Tennessee.

7. Judgment Lien against Sammy Peroulas in favor of Waste Management, Inc. of Tennessee, recorded as Instrument Number 202012210050576, in the Register's Office for Knox County, Tennessee.

8. Notice of State Tax Lien against Sammy Peroulas, recorded as Instrument Number 201301090045041 and extended as Instrument Number 202212020032547, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Easements, restrictions and zoning ordinances as shown by map of record in Plat Cabinet A, Slide 61-B (formerly Map Book 3, page 23), in the Register's Office for Knox County, Tennessee.

2. S & P Ventures, LLC dissolved in 2011 and is currently inactive with the Tennessee Secretary of State.

3. Subject to S & P Ventures, LLC also owning Lot 5 (Tax ID#083AH-013) as both Lots 5 & 6 are conveyed together in Warranty Deed recorded as Instrument Number 200505250094774, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,589.72**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 21,306.92**

**TAX ID:** 083BA-016 **TAX SALE:** 24

**TRUSTEE FILE:** 362

**OWNER(S) & ADDRESS(ES):**

David Rudolph Jr. (appears to be deceased)
Jo Anne Rudolph (appears to be deceased)
1017 Weymouth Ln.
Knoxville, TN 37914

**COMMON DESCRIPTION:**

1017 Weymouth Ln
115 X 195.5 X IRR

**LEGAL DESCRIPTION:**

Situated in District No. 7 of Knox County, Tennessee, and within the 30th Ward of the City of Knoxville, and being known and designated as all of Lot 9, Block C, Holston Heights Addition, Unit 6, as shown by map of record in Map Book 21, Page 11, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

Beginning at an iron pin in the southwestern line of Weymouth Lane at the common corner of Lots 8 and 9, and said iron pin being located 160 feet north of Plymouth Road; thence along the dividing line of Lots 8 and 9, and continuing along the dividing line of Lots 7 and 9, South 28 deg. 07 min. West, 194.5 feet to an iron pin corner to Lot 5; thence along the dividing line of Lots 5 and 9, North 57 deg. 26 min. West, 100 feet to an iron pin corner to Lot 4; thence along the dividing line of Lots 4 and 9, North 36 deg. 58 min. West, 60 feet to an iron pin corner to Lot 10; thence along the dividing line of Lots 9 and 10, North 40 deg. 53 min. East, 183.2 feet to an iron pin in the southwestern line of Weymouth Lane; thence with the southwestern line of said lane, South 53 deg. 39 min. East, 115 feet to an iron pin, the place of beginning; according to the survey of Batson and Himes, Engineers Knoxville, Tennessee, dated July 28, 1969.

**DERIVATION:**

Being the same property conveyed to David Rudolph, Jr. and wife, Jo Anne Rudolph, by Warranty Deed from Arville E. Clevenger and wife, Margaret C. Clevenger, dated August 1, 1969, recorded August 18, 1969, in Deed Book 1413, Page 7, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

Lendmark Financial recorded a UCC Financing Statement against David Rudolph, Jr. , (assumed to be sole heir of title owners) 1017 Weymouth Ln., Knoxville, TN, 37914, in the amount of $5,500.00, recorded August 3, 2017, as Instrument No. 201708030007957, in the Register's Office for Knox County, Tennessee. Serve: Lendmark Financial, 1121 Hunters Xing, Alcoa, TN 37701.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None found in Knox County.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE**:

Subject to restrictions of record in Book 940, Page 471 in the Register's Office for Knox County, Tennessee.

Joanne Hardee Rudolph died on or about May 18, 2012. David Rudolph, Jr. died on or about August 18, 2017. They were survived by one son, David H. Rudolph according to obituary found online.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,248.82**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,051.77**

**TAX ID:** 083HD-046 **TAX SALE:** 24

**TRUSTEE FILE:** 366

**OWNER(S) & ADDRESS(ES):**

Jaime Nicole Bagwell
4442 Tynemouth Dr.
Knoxville, TN 37914

**COMMON DESCRIPTION:**

4442 Tynemouth Dr.
Lot 23-R and the northern half of Lot 22, Block C, Holston Heights Unit 5

**LEGAL DESCRIPTION:**

SITUATED in District No. Seven (7) of Knox County, Tennessee, and within the 30th Ward of the City of Knoxville, and being all of Lot 23-R, and the Northern half of Lot 22, Block C, Holston Heights Subdivision, Unit Five, as shown by plat of record in Map Cabinet B, Slide 333B (f/k/a Map Book 20, Page 24), in the Register's Office,

Knox County, Tennessee, and being more fully described according to the survey of Church & Mason, Consulting Engineers, dated May 4, 1979, as follows, to wit:

BEGINNING at an iron pin in the Northeastern right of way of Tynemouth Drive, said iron pin being 427.9 feet, South of the point of intersection of the Northeastern right of way of Tynemouth Drive and the Southern right of way of Dartmouth Road, thence from said iron pin South 68 degrees 17 minutes East 125 feet to an iron pin; thence North 88 degrees 13 minutes East 96 feet to an iron pin; thence North 21 degrees 36 minutes West 55.0 feet to an iron pin; thence South 66 degrees 33 minutes West 133.7 feet to an iron pin; thence South 20 degrees 10 minutes West 50.0 feet to an iron pin; thence North 69 degrees 50 minutes West 150.0 feet to an iron pin in the Northeastern right of way of Tynemouth Drive; thence along the Northeastern right of way of Tynemouth Drive, North 20 degrees 10 minutes East 150.0 feet to an iron pin, said pin being the POINT OF BEGINNING. Said premises are improved with dwelling designated 4442 Tynemouth Drive.

**DERIVATION:**

BEING the same property conveyed to Jaime Nicole Bagwell by Warranty Deed from L D Real Estate Investment Holdings, LLC dated November 6, 2015 and recorded November 9, 2015 in Instrument No. 201511090029246 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville filed a lien against Jaime Nicole Bagwell for lot cleaning in the amount of $211.00, recorded October 17, 2018 in Instrument No. 201810170024866. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
2. City of Knoxville filed a lien against Jaime Nicole Bagwell for lot cleaning in the amount of $211.00, recorded December 13, 2018 in Instrument No. 201812130036577. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
3. City of Knoxville filed a lien against Jaime Nicole Bagwell for lot cleaning in the amount of $211.00, recorded September 26, 2019 in Instrument No. 201909260021530. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
4. City of Knoxville filed a lien against Jaime Nicole Bagwell for lot cleaning in the amount of $211.00, recorded November 20, 2019 in Instrument No. 201911200035302. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
5. ORNL Federal Credit Union recorded a Judgment against Jaime N. Bagwell for $29,662.84 in Instrument No. 202303080048878; Attorney for Plaintiff: Joshua R. Holden, 800 S Gay Street, Suite 1000, Knoxville, TN 37929.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** none found

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none found

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to matters on plat of record in Cab. B, Slide 333B (Map Book 20 page 24).
2. Subject to Complaint filed by City of Knoxville Neighborhood Codes Enforcement of record in Instrument No. 201910110025495 and Order in Instrument No. 201911180034399.
3. Subject to restrictions of record in Book 931 Page 547 and Book 1015 Page 171.
4. Subject to sewer easement of record in Book 1439 Page 519.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 14,423.19**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 19,620.11**

**TAX ID:** 083HJ-010 **TAX SALE:** 24

**TRUSTEE FILE:** 367

**OWNER(S) & ADDRESS(ES):**

Deborah D. Nicely
1017 Yellowstone Road, Knoxville, TN 37914

**COMMON DESCRIPTION:**

1017 Yellowstone Road, Knoxville, TN 37914

**LEGAL DESCRIPTION:**

SITUATED in District No. Seven of Knox County, Tennessee, and within the 30th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 11 in Block F, Yellowstone Addition, as shown by plat of record in Plat Cabinet A, Slide 74-A, formerly Map Book 3, page 79, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Deborah D. Nicely, single, by Warranty Deed dated July 28, 1992, from William T. Huffaker and wife, Margaret L. Huffaker, recorded I Deed Book 2079, page 292, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART OF the same property conveyed to Deborah D. Nicely, single, by Warranty Deed dated July 28, 1992, from William T. Huffaker and wife, Margaret L. Huffaker, recorded I Deed Book 2079, page 292, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $1,008.50, if paid in 3/2023;

2012 Knox County taxes are delinquent in the amount of $954.50, if paid in 3/2023;

2013 Knox County taxes are delinquent in the amount of $713.39, if paid in 3/2023;

2014 Knox County taxes are delinquent in the amount of $671.27, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $629.15, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $587.03, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $280.65, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $261.03, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $241.41, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $100.40, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $394.64, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $26.39, if paid in 3/2023.

2. 2012 Knoxville City taxes are delinquent in the amount of $1,148.71, if paid in 3/2023;

2013 Knoxville City taxes are delinquent in the amount of $827.91, if paid in 3/2023;

2014 Knoxville City taxes are delinquent in the amount of $2,375.55, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $3,566.87, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,482.78, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $13,020.02, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $290.76, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $260.46, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $79.37, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $70.35, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $263.82, if paid in 3/2023.

3. City of Knoxville has Notice of Liens recorded as Instrument Numbers 202211170029777, 201708070008307, 201704210064347, 201702090049224, 2016101700249565, 201610170024955, 201511230032127, 201503170049699, 201503170049698, 201408190010448, 201401220043584, 201301160046795, in the Register's Office for Knox County, Tennessee.
4. City of Knoxville has an Order of Structure Violation recorded as Instrument Numbers 201611090030680 and 201505070060373, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as shown by map of record in Plat Cabinet A, Slide 80-D, formerly Map Book 3, page 107, the Register's Office for Knox County, Tennessee.
2. Utility and Drainage Easements, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.
3. Setback lines, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.
4. KGIS map shows parcel 009 appears to use a driveway that crosses onto the subject property.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,607.77**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 26,205.82**

**TAX ID:** 083IB-013 **TAX SALE:** 24

**TRUSTEE FILE:** 368

**OWNER(S) & ADDRESS(ES):**

Per Deed:
Panella Turman
3601 Riverview Dr.
Knoxville TN 37914
Per intestate succession
Heirs of Dennis D. Gaines:
Tiffany T. Gaines
Denise L. Gaines
2421 Cecil Ave
Knoxville, TN 37917
Patrice L. Gaines
1217 Arbor Crest Blvd.
Antioch, TN 37013
Heirs of Jacquelyn M. Gaines Swinger
Harold Swinger
Yolanda Joiner
No address found of record.

**COMMON DESCRIPTION:**

3601 Riverview Dr.
125x 258xIRR

**LEGAL DESCRIPTION:**

**DERIVATION:**

BEING the same property conveyed to Penella Turman by Quitclaim Deed from Wilford Gaines Jr dated May 16, 2022 and recorded May 16, 2022 in Instrument No. 202205160086836 in the Register's Office for Knox County, Tennessee and being the same property conveyed to Henry H. Upton and wife, Susie E. Upton by deed dated July 6, 1971 and recorded in Book 1457 Page 214 in said Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Dennis Gaines P-0259726-1

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** check

**OTHER MATTERS AFFECTING TITLE:**

1. Per deed of record, Henry Upton died on or about October 14, 1980, survived by his wife, Susie E. Upton. Susie E. Upton died on or about January 16, 1996. No probate found for Susie E. Upton. Deed recites that her sole heir was Wilford Gaines Sr. Wilford Gaines Sr is stated to have died on or about February 18, 2002, no probate found. Per obituaries found it is believed he was survived by his spouse, Carrie Lee Gaines and children Wilford Gaines Jr . Jacquelyn Swinger, and Penella Turman and was predeceased by his son Dennis Gaines. Denis D. Gaines heirs are shown as Tiffany T. Gaines, Denise L. Gaines, and Patrice L Gaines per Probate Docket O-02-n 59726-1. Jacqueline Swinger appears to have died on or about July 29, 2009 leaving a spouse, Harold Swinger and children, Yolanda Joiner and James Joiner Jr. Subject to rights of heirs of Dennis Gaines and Jacqueline Swinger and potential other unknown heirs of Susie E. Upton.
2. Subject to matters shown on Plat Cabinet A, Slide 190B and Cabinet B Slide 163B.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville. TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 15,882.48**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 22,641.27**

**TAX ID:** 083PA-009 **TAX SALE:** 24

**TRUSTEE FILE:** 372

**OWNER(S) & ADDRESS(ES):**

Letisha Rogers Stennis
1524 Riverside Dr.
Knoxville, TN 37914

**COMMON DESCRIPTION:**

1524 Riverside Dr.
Lot 2, ER Kellers Addition

**LEGAL DESCRIPTION:**

SITUATED in District Number Seven (7) of Knox County, Tennessee, and within the 30th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 2, of the E.R. Keller's Addition as the same appears of record in Map Cabinet A, Slide 222C, in the Register's Office for Knox County, Tennessee, said lot lying and being on the east side of Riverside Road (formerly Pleasant View Avenue) and having a frontage of 150 feet thereon and running back between parallel lines in a northeasterly direction and being more particularly bounded and described as follows:

BEGINNING at a point in the eastern line of Riverside Road (formerly Pleasant View Avenue) located at a point 700 feet southeasterly from the point of intersection of the eastern line of Riverside Road with the southern line of Brooks Road and running thence in a northeasterly direction along a line, North 59 deg. East, parallel to the southern line of Brooks Road, 727 feet to an iron pipe; thence in a southwesterly direction along a line, South 4 deg. 07 min. West, 184.5 feet to an iron pipe; thence in a southwesterly direction along a line, South 59 deg. West, parallel to the southern line of Brooks Road, 625.3 feet to an iron pipe in the eastern line of Riverside Road; thence in a northwesterly direction along the eastern line of Riverside Road, North 28 deg. 50 min. West, 150 feet to an iron pipe, the point of BEGINNING; containing 2.34 acres, more or less.

**DERIVATION:**

Being the same property conveyed to Letisha Rogers Stennis by Quit Claim Deed from Regions Bank dated August 17, 2015 and recorded October 20, 2015 in Instrument No. 20150200024915 in the Register's Office for Knox County Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Notice of lien filed by City of Knoxville for lot cleaning in the amount of $277.00 dated January 26, 2018 and filed in Instrument No. 201801290044696. Serve: Indya Kincannon, City of Knoxville Mayor, 400 Main St. Suite 691, Knoxville, TN 37902.
2. CreditOne LLC recorded a Judgment against Letisha V. Rogers for $3993.32 on April 19, 2023 in Instrument No. 202304190056306. Serve Attorney for Plaintiff: Christopher W Conner, PO Box 5059, Maryville, TN 37802. Registered Agent: C T Corporation, 300 Montvue Rd. Knoxville TN 37919.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None found.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none found

**OTHER MATTERS AFFECTING TITLE:**

1. Matters shown on plat of record in Cabinet A Slide 222C.
2. Letisha Rogers Stennis, AKA Letisha Rogers appears to have died on or about 1/11/2023 per obituary found online. Per obituary, she was survived by spouse, LaShawn McNeal, sons Carbon, Ernest Jr. Gregory, Damarion, and Emir and daughters, Tamira, Lakirra, and Kenyata. No last names shown for children, so no representation made as to potential liens or bankruptcy for children.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,587.20**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,293.64**

**TAX ID:** 089-123 **TAX SALE:** 24

**TRUSTEE FILE:** 379

**OWNER(S) & ADDRESS(ES):**

Johnny Mae McKamey Hardin
(or unknown heirs of Johnny Mae McKamey Hardin)
3217 George Light Rd.
Knoxville, TN 37932

**COMMON DESCRIPTION:**

3140 George Light Rd.
8.40 Acres Calculated

**LEGAL DESCRIPTION:**

SITUATED in District No. Nine (9) of Knox County, Tennessee, bounded as follows:

BEGINNING on a Beech North bank of Beaver Creek corner of Crudgington, thence N 40W 116 poles to a white oak, thence N 25 W. up a hollow (12) poles to a Black Jack (now a pile of stone), to McKamey & Fox Harper corner, thence with Harper line 2 ½ poles to a small Black Oak, thence 34 _____ _____ links to a Black Oak, thence 2 ½ E 20 poles to a stone and pointers. Thence S 76 West 23 ½ poles to a stone on east side Cobbs Ferry Road (Concord), thence S 6 W 9 poles; thence S 9 W 12 poles 17 links, thence S 19 ½ E 8 poles 4 links to a stone. Thence S. 66 ½ W 78 poles to a stone, 25 poles east of Albert McKameys corner near Branch Hill Church, thence east to the creek- thence up the creek to the mouth of a spring branch. Thence a direct line to a stake in old Bealer Diekins line. Thence with 40′ W to a post oak on north Bank (Bluff) of Beaver Creek – thence down creek to the beginning.

LESS AND EXCEPT property conveyed in Instrument No. 200705220095643; Deed Book 1933, Page 1; Deed Book 1893, Page 994; Deed Book 1706, Page 602; Deed Book 1685, Page 677; Deed Book 1419, Page 338; Deed Book 1341, Page 658; and Deed Book 1260, Page 169; all in the Register's Office for Knox County, Tennessee.

AND ALSO LESS AND EXCEPT (as may apply) property conveyed in Deed Book 1504, Page 273; Deed Book 1391, Page 820; Deed Book 1222, Page 311; Deed Book 1218, Page 607; Deed Book 1171, Page 172; Deed Book 1130, Page 577; Deed Book 1087, Page 511; Deed Book 1039, Page 249; Deed Book 976, Page 271; Deed Book 843, Page 385; Deed Book 821, Page 35; Deed Book 818, Page 416; Deed Book 818, Page 309; Deed Book 771, Page 513; Deed Book 738, Page 413; Deed Book 709, Page 111; Deed Book 697, Page 17; Deed Book 697, Page 16; Deed Book 697, Page 15; Deed Book 691, Page 373; Deed Book 687, Page 372; Deed Book 656, Page 225; Deed Book 632, Page 193; all in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

Being the same property conveyed to Hattie McKamey and Johnie May McKamey, by Warranty Deed from Will McKamey dated September 16, 1923 and recorded January 18, 1933 in Book 540 Page 221 in the Register's Office for Knox County Tennessee.

Per Affidavit filed in Book 1893 Page 993, Hattie McKamey died intestate, leaving Johnny Mae McKamey Hardin as the sole surviving heir at law.

**INTERESTED PERSONS (ENCUMBRANCES):**

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** none found

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none found

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to Boundary Line Agreement of record in Instrument No. 200005230034343.
2. Subject to rights of ingress and egress contained in Warranty Deed of record in Book 1419 Page 338.
3. Legal description is vague and indefinite.
4. Subject to flow of Beaver Creek.
5. According to an obituary found online, Johnnie Mae Hardin, thought to be one and the same as Johnny Mae McKamey Hardin and Johnnie May McKamey, died on or about October 2, 2007. No probate found. Unclear from the obituary who her heirs at law may be.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,721.51**

**TAX ID:** 090-05101 **TAX SALE:** 24

**TRUSTEE FILE:** 382

**OWNER(S) & ADDRESS(ES):**

Larry Sieber AKA Robert Larry S[illegible]
1752 Washtenaw R[illegible]
Ypsilanti, MI 48197

**C[illegible] CR[illegible]**

98[illegible]
15[illegible] x [illegible]

**LEG[illegible] SCRIPT[illegible]:**

SIT[illegible]ED in the Sixth (6th) Civil District of Knox County, Tennessee, lying and being on the northwestern side of Higdon Drive, and on the southeaster side of Oak Ridge Highway, as shown by map of a survey by W.J. Hatmaker, Surveyor, under dated of January 20, 1976, his drawing number 31961, and is more particularly described as

PAID

follows:

BEGINNING on an iron pin in the northern right of way line of said Higdon Drive, same being a corner to Quinton Goss, as shown on said map of said survey; thence with said Goss line and a fence, N. 26 deg. 54 min. W. 216.59 feet to an iron pin; thence N. 62 deg. 56 min. E. 59.18 feet to an iron pin in the southeastern right of way line of said Oak Ridge Highway; thence with said line of said Highway N. 88 deg. 11 min. E 158.4 feet to an iron pin; thence with the line Soddl and a fence S. 28 deg. 93 min. E. 148.18 feet to an iron pin, in the northwest line of said Higdon Drive; thence with said line of said Drive, S. 62 deg. 39 min. W. 205. 34 feet to the point of BEGINNING. Containing 0.90 acres as shown on said map or said Survey.

**DERIVATION:**

BEING the same property conveyed to Hugh P. Nichols and wife Odell S. Nichols by Warranty Deed from Hugh P. Nichols dated April 14, 1978 and recorded April 20, 1978 in Book 1640 Page 201 in the Register's Office for Knox County, Tennessee.

Hugh P. Nichols predeceased Odell Nichols, having died on or about 10/6/2003. Odell Nichols died testate on or about 2/15/2010, devising her estate to Larry Sieber, believed to be one and the same as Robert Larry Sieber, by her will filed in Knox County Chancery Court, Probate Division, Docket No. P-10-69689-1.

**INTERESTED PERSONS (ENCUMBRANCES):**

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Odell S. Nichols Docket P-10-696891(closed)

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none found

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville. TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,844.87**

**TAX ID:** 091CA-002 **TAX SALE:** 24

**TRUSTEE FILE:** 384

**OWNER(S) & ADDRESS(ES):**

Billy Ray White
Delsie White (life estate)
Unknown heirs of Billy Ray White
6315 Ball Rd.
Knoxville, TN 37931

**COMMON DESCRIPTION:**

6309 Ball Rd.

**LEGAL DESCRIPTION:**

SITUATED in District No. Six (6) of Knox County, Tennessee, and being part of the old Ausmus Farm, fronting on Ball Road, and more particularly bounded and described as follows:

BEGINNING at a point in the center of Ball Road, South 62 deg. 50 min. West 240 feet from the Chesney's southwest corner; thence South 62 deg. 50 min. West 254 feet to the southwest corner of the tract above described, formerly owned by Edgar G. Cooper; thence North 29 deg. 40 min. West, 1012 feet to an iron pipe, southwest corner of another tract owned by L. C. Chesney; thence North 67 deg. 50 min. East, 240.15 feet to a point; thence a direct line to the BEGINNING, a distance of 983 feet, more or less, and containing 5 ½ acres, and being the western part of tract conveyed in Deed Book 621, Page 473, in said Register's Office.

LESS AND EXCEPT conveyances in Book 899, Page 485; Book 1202, Page 229; Book 1362, Page 631; Book 1392, Page 15 and Book 1393, Page 226, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING the same property conveyed to Delsie White for life with the remainder to Billy Ray White, a single man by Warranty Deed from Delsie White, the un-remarried widow of Sherfie White, dated September 28, 1993, recorded September 30, 1993 and of record in Book 2119, Page 480, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

No probate found for Delsie White or Billy Ray White in Knox County, Tennessee. According to obituary found, Delsie White died 6/1/2020, predeceased by her son, Billy White. Title vested in unknown heirs of Billy White.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** Subject to an easement reserved in Deed Book 1202 Page 229, Deed Book 1362, Page 631; Deed Book 1392, Page 15; Deed Book 1393 Page 226, Knox County Register's Office.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pike
Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,271.36**

**TAX ID:** 092-057 **TAX SALE:** 24

**TRUSTEE FILE:** 386

**OWNER(S) & ADDRESS(ES):**

MILTON RAY (aka [illegible] RHO[illegible] ELA[illegible]ES
[illegible] LA[illegible] OXV[illegible]N 3[illegible]

**C[illegible] DESCRIPTION:**

29[illegible]EY L[illegible]

**LEGAL DESCRIPTION:**

LO[illegible]ED in the Sixth (6) Civil District of Knox County, Tennessee and more particularly described as follows:

TRACT NO. 1- BEGINNING at a stake in the Matlock line, being the southwest corner of a 13¾ acre tract now or formerly owned by Hodge; thence with Hodge's line N. 43 deg. 30 min. W. 559 feet; thence N. 40 deg. 50 min. W. 533.5 feet to a fence corner; thence N. 71 deg. E. 116 feet, the southwest corner of a 6.25 acre tract; thence along the 6.25 acre tract N. 37 deg. 30 min. W. 374.5 feet to a stone; thence N. 68 deg. 15 min. E. 169.3 feet to a fence corner; thence along W. H. Bradley's property N. 42 deg. 40 min. W. 685 feet to a point in the center of Prater-Hodge Road; thence along the center of Prater-Hodge Road S. 54 deg. 30 min. W. 35 feet; thence S. 69 deg. 15 min. W. 225 feet; thence S. 47 deg. 45 min. W. 175 feet; thence leaving Prater-Hodge Road S. 43 deg. 30 min. W. 528.5 feet to a point located in what was formerly the Ozburn line (now Kidd); thence with the old Ozburn line S. 42 deg. 15 min. E. 2102 feet to a stone located in the Matlock line; thence along the Matlock line N. 47 deg. 30 min. E. 656 feet to the point of beginning, containing 37.3 acres, more or less, but subject to legal highways.

TRACT NO. 2- Same, District, County and State, and BEGINNING on a stake, said stake being the following two calls from the intersection of the Prater-Hodge Road with the Ball Camp Pike, Easterly along Prater-Hodge Road approximately 3800 feet to a point in the Road and then with Bradley and Woolsey's line S. 42 deg. 40 min. E. 685 feet to said beginning stake; thence with Bradley S. 42 deg. 40 min. E. 396 feet to an iron pin in Hodge's line and corner to Bradley; thence with Hodge S. 71 deg. 00 min. W. 214 feet to a stone in Hodge's line and corner to Woolsey; thence with Woolsey N. 37 deg. 30 min. W. 374.5 feet to a stone; thence continuing with Woolsey N. 68 deg. 15 min. E. 169.3 feet to a stake, the beginning, as shown by survey of Wayne L. Smith & Associates, bearing date July 20, 1955, containing 1.7 acres, more or less, but subject to legal highways.

TRACT NO. 3- SITUATED in the Sixth Civil District of Knoxville, Tennessee, without the corporate limits of the City of Knoxville, and being a tract or parcel of land lying on the southeast side of Bradley Lake Lane, and being more particularly described as follows:

BEGINNING at an iron pin corner to property of M. R. Rhodes, to reach said beginning iron pin COMMENCE at a point in the southeast right of way of Bradley Lake Lane, said point being in turn distant in an easterly direction 1,750 feet more or less from the point of intersection of said Bradley Lake Lane and Amherst Road; thence from said starting point, leaving Bradley Lake Lane, South 42 deg. 20 min. East, 369.92 feet to an iron pin, the place of BEGINNING; thence along the southeast boundary of property ofM. R. Rhodes, North 40 deg. 36 min. East, 340.97 feet to an iron pin; thence South 42 deg. East, 136.26 feet to an iron pin; thence South 22 deg. 29 min. West, 113.85 feet to an iron pin; thence South 31 deg. 45 min. West 122.26 feet to an iron pin; thence South 72 deg. 22 min. 20 sec. West, 135.00 feet to an iron pin; thence North 39 deg. 37 min. 40 sec. West, 120.0 feet to an iron pin, the place of BEGINNING: according to the survey of Hinds Surveying, Knoxville, Tennessee, dated 7 January, 1985.

TOGETHER WITH the following two 25 foot easements for ingress and egress more particularly described as follows:

EASEMENT ONE:

BEGINNING at a point in the southeast right of way of Bradley Lake Lane, said point being distant in an easterly direction 1,750 feet, more or less, from the point of intersection of Bradley Lake Lane and Amherst Road; thence along the right of way of Bradley Lake Lane, North 49 deg. 30 min. East, 25 feet to a point in the right of way of said Lane corner to property of M. R. Rhodes; thence leaving said Lane along the boundary of Rhodes, South 42 deg. 20 min. East, 366.02 feet to a point in the northwest boundary of the fee tract herein conveyed; thence along the boundary of said tract, South 40 deg. 30 min. West, 25.19 feet to an iron pin; thence leaving said tract, North 42 deg. 20 min. West, 369.92 feet to appoint in the right of way of Bradley Lake Lane, the place of BEGINNING; according to the survey of Hinds Surveying, Knoxville, Tennessee dated 7 January, 1985.

EASEMENT TWO:

BEGINNING at a point in the southeast right of way of Bradley Lake Lane, said point being corner to property of M. R. Rhodes and distant in an easterly direction 2,110 feet, more or less, from the point of intersection of said Bradley Lake Lane and Amherst Road; thence from said beginning point along the right of way of said Bradley Lake Lane, North 68 deg. 30 min. East, 25.85 feet to a point in the right of way of said Lane and corner to property of M. R. Rhodes; thence leaving said Lane and along the boundary of Rhodes, South 36 deg. 16 min. East, 261.72 feet to an iron pin in the boundary of the fee tract herein conveyed; thence along the boundary of said tract, South 40 deg. 30 min. West, 25.85 feet to a point in the boundary of said tract and corner to property ofM. R. Rhodes; thence along the boundary of Rhodes, North 36 deg. 16 min. West, 274.18 feet to a point in the right of way of said Lane, the place of BEGINNING; according to the survey of Hinds Surveying, Knoxville, Tennessee, dated 7 January, 1985.

This being the same property conveyed to M. R. Rhodes, by Quitclaim Deed from Susan R.

Rhodes, dated June 19, 1991, ofrecord in WB 2045, Page 539, Instrument No. 199107120029173, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

Being the same property conveyed to Elaine S. Rhodes by Quit Claim Deed dated 05/06/2021 of record in the office of the Knox County Register of Deeds as Instrument No. 202108300017512.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Citizens Bank is the beneficiary of a $744,000.00 Deed of Trust recorded as Instrument No. 199907020000464, of record in the Knox County Register of Deeds. The original Instrument was later modified as Instrument Nos. 200411180041674 and 201209260019993.

Serve: Citizens Bank, 130 South Broad Street, New Tazwell, TN 37825

Serve: Gregory D. Shanks, Trustee, 406 Union Ave, Ste: 600, Knoxville, TN 37902

2. Knox County, Tennessee, recorded a Notice of Lien Lis Pendens as Instrument No. 201403240054495, of record in the Knox County Register of Deeds.

Serve: Mayor Glenn Jacobs, 400 Main St. Room 615 Knoxville, TN 37902

3. Sherwin Williams recorded a $17,924.38 Lien against Milton Ray Rhodes as Instrument No. 202010220033215 of record in the Knox County Register of Deeds.

Serve: Corporation Service Company, 2908 Poston Ave., Nashville, TN 37203-1312

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:**

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from January 1, 1993 through July 20, 2023 inclusive.

_____

J. Myers Morton BPR#013357
Knox County Law Director's Office
400 Main Street
Suite 612, City-County Building
Knoxville, Tennessee 37902
Office (865) 215-2327

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 56,498.44**

**TAX ID:** 092CB-028 **TAX SALE:** 24

**TRUSTEE FILE:** 388

**OWNER(S) & ADDRESS(ES):**

Franklin D. Jeffries and wife, Charlotte D. Jeffries
6135 Cougar Drive, Knoxville, TN 37921

**COMMON DESCRIPTION:**

6135 Cougar Drive, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in District No. Five of Knox County, Tennessee, and within the 44th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot No. 5 in Block M in what is known as Hidden Hills Subdivision, Unit 1, a Subdivision to Knoxville, Tennessee, as shown by map of said Unit of said subdivision of record in Plat Cabinet E, Slide 2-D, formerly Map Book 51-S, page 22, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, and as shown by survey of Batson and Himes, Engineers, Knoxville, Tennessee, bearing date December 14, 1971, said premises are improved with dwelling house fronting on Cougar Drive.

BEING the same property conveyed to Franklin D. Jeffries and wife, Charlotte D. Jeffries, by Warranty Deed dated December 22, 1971, from John Fiser and John W. Testerman, Trustees with full power to sell or encumber without joinder of beneficiary and without the necessity of the purchase looking to the application of the proceeds, recorded in Deed Book 1470, page 968, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING the same property conveyed to Franklin D. Jeffries and wife, Charlotte D. Jeffries, by Warranty Deed dated December 22, 1971, from John Fiser and John W. Testerman, Trustees with full power to sell or encumber without joinder of beneficiary and without the necessity of the purchase looking to the application of the proceeds, recorded in Deed Book 1470, page 968, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2014 Knox County taxes are delinquent in the amount of $1,200.51, if paid in 03/2023;

2015 Knox County taxes are delinquent in the amount of $1,661.34, if paid in 03/2023;

2016 Knox County taxes are delinquent in the amount of $1,544.16, if paid in 03/2023;

2017 Knox County taxes are delinquent in the amount of $1,122.42, if paid in 03/2023;

2018 Knox County taxes are delinquent in the amount of $1,031.16, if paid in 03/2023;

2019 Knox County taxes are delinquent in the amount of $939.90, if paid in 03/2023;

2020 Knox County taxes are delinquent in the amount of $1,148.64, if paid in 03/2023;

2021 Knox County taxes are delinquent in the amount of $905.93, if paid in 03/2023;

2022 Knox County taxes are due in the amount of $510.00, if paid in 03/2023.

2. 2014 Knoxville City taxes are delinquent in the amount of $1,178.94, if paid in 03/2023;

2015 Knoxville City taxes are delinquent in the amount of $2,234.70, if paid in 03/2023;

2016 Knoxville City taxes are delinquent in the amount of $2,051.04, if paid in 03/2023;

2017 Knoxville City taxes are delinquent in the amount of $1,441.99, if paid in 03/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,300.52, if paid in 03/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,159.05, if paid in 03/2023;

2020 Knoxville City taxes are delinquent in the amount of $1,017.58, if paid in 03/2023;

2021 Knoxville City taxes are delinquent in the amount of $876.11, if paid in 03/2023;

2022 Knoxville City taxes are delinquent in the amount of $721.18, if paid in 03/2023.

3. Harwell and Harwell, P.C., has a deed of trust from Franklin D. Jeffries and wife, Charlotte D. Jeffries, dated July 27, 2010, to Kay S. Bacoto, Trustee for the benefit of Harwell and Harwell, P.C., in the original amount of $25,000.00, recorded as Instrument Number 201008040007510, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville, has Abstract and Notice of Lien Lis Pendens, recorded as Instrument Numbers 201110060018723, 201402070046909, and corrected in Instrument Number 201402110047232, in the Register's Office for Knox County, Tennessee.

5. Deere & Company c/o Lewis Thomason, P.C., has a Judgment Lien against Franklin Delano Jeffries, recorded as Instrument Number 202212160035269, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to restrictions, setbacks, utility and drainage easements, zoning ordinances, etc., as shown plat of record in Plat Cabinet E, Slide 2-D, formerly Map Book 51-S, page 22, in the Register's Office for Knox County, Tennessee.

2. Subject to any probate concerns, claims, TN Care, etc. regarding the possible death of Franklin D. Jeffries.

3. Subject to restrictions of record in Deed Book 1447, page 660, in the Register's Office for Knox County, Tennessee.

4. Subject to utility and drainage easements of 5-feet inside all interior lot lines, as shown by plat of record aforesaid.

5. Subject to 25-foot front setbacks and zoning all other lot lines, as shown by plat of record aforesaid.

6. Franklin Delano Jeffries passed away October 15, 2019, and was not found to be Probated in Knox County, Tennessee. At his time of death, he was survived by his spouse, Charlotte Elizabeth Jeffries, also known as Charlotte D. Jeffries.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 10,981.74**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,998.88**

**TAX ID:** 093CC-006 **TAX SALE:** 24

**TRUSTEE FILE:** 395

**OWNER(S) & ADDRESS(ES):**

Westhaven Recreation Club, Inc. a/k/a West Haven Recreation Club, Inc. (DISSOLVED)
(listed in public records)
Greg Sweets (registered agent)
4100 Cottonwood Drive, Knoxville, TN 37921
3106 Sandlewood Drive, Knoxville, TN 37921

**COMMON DESCRIPTION:**

4100 Cottonwood Drive, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, within the 43rd Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 6 and Lot 7, Block "B", Unit 5, Westhaven Village, as shown by map of same of record in Plat Cabinet C, Slide 105-C (formerly Map Book 24, page 84), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

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.

**DERIVATION:**

BEING the same property conveyed to Westhaven Recreation Club, Inc., from W. C. Dawn and wife, Mildred F. Dawn, by Warranty Deed dated January 1, 1960, and recorded on March 19, 1965 in Warranty Deed Book 1281, page 691, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $999.23, if paid in 01/2023;

2013 Knox County taxes are delinquent in the amount of $897.11, if paid in 01/2023;

2014 Knox County taxes are delinquent in the amount of $842.75, if paid in 01/2023;

2015 Knox County taxes are delinquent in the amount of $788.39, if paid in 01/2023;

2016 Knox County taxes are delinquent in the amount of $482.72, if paid in 01/2023;

2017 Knox County taxes are delinquent in the amount of $423.32, if paid in 01/2023;

2018 Knox County taxes are delinquent in the amount of $391.10, if paid in 01/2023;

2019 Knox County taxes are delinquent in the amount of $358.88, if paid in 01/2023;

2020 Knox County taxes are delinquent in the amount of $626.66, if paid in 01/2023;

2021 Knox County taxes are delinquent in the amount of $508.59, if paid in 01/2023;

2022 Knox County taxes are due in the amount of $145.00, if paid by 02/28/2023.

2. 2012 Knoxville City taxes are delinquent in the amount of $1,202.24, if paid in 01/2023;

2013 Knoxville City taxes are delinquent in the amount of $3,087.43, if paid in 01/2023;

2014 Knoxville City taxes are delinquent in the amount of $1,940.66, if paid in 01/2023;

2015 Knoxville City taxes are delinquent in the amount of $1,030.85, if paid in 01/2023;

2016 Knoxville City taxes are delinquent in the amount of $604.66, if paid in 01/2023;

2017 Knoxville City taxes are delinquent in the amount of $985.54, if paid in 01/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,362.81, if paid in 01/2023;

2019 Knoxville City taxes are delinquent in the amount of $409.91, if paid in 01/2023;

2020 Knoxville City taxes are delinquent in the amount of

$360.09, if paid in 01/2023;

2021 Knoxville City taxes are delinquent in the amount of $6,495.90, if paid in 01/2023;

2022 Knoxville City taxes are due in the amount of $201.55, if paid by 02/28/2023.

3. City of Knoxville Complaint, recorded on May 14, 2019 as Instrument Number 201905140066963 and Order, recorded on June 7, 2019 as Instrument Number 201906070072640, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville Notice of Liens, recorded as Instrument Number 201301230048092; Instrument Number 201311050029136; Instrument Number 201408050007575; Instrument Number 201712140036609; Instrument Number 201802140048083; 201809190018461; and Instrument Number 202110270035085, all of record in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. West Haven Recreation Club, Inc. is inactive per the Tennessee Secretary of State website.

2. Subject to Easements on map of record, recorded in Plat Cabinet C, Slide 105-C (formerly Map Book 24, page 84), in the Register's Office for Knox County, Tennessee.

3. Subject to zoning restrictions and restrictions of record in Warranty Deed Book 1095, page 407; and matters on Plat Cabinet C, Slide 105-C, in the Register's Office for Knox County, Tennessee.

4. Subject to Utility and Drainage Easements, 5 feet all lot lines and overhangs, as shown by map of record, in said Register's Office.

5. Subject to setback lines as follows: 35-foot or 60-foot front; and for all other lot lines, per governmental zoning regulations, as shown by map of record, in said Register's Office.

6. Subject to the right-of-way easement, recorded in Warranty Deed Book 1620, page 648, in said Register's Office.

7. Subject to Sewer Line Easement, recorded in Warranty Deed Book 1398, page 622, in said Register's Office.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,641.39**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 22,237.85**

**TAX ID:** 093ED-018 **TAX SALE:** 24

**TRUSTEE FILE:** 397

**OWNER(S) & ADDRESS(ES):**

James M. Goolsby
(listed in public records)
2610 Chilicothe Street, Knoxville, TN 37921
104 Dutch Drive, Griffin, GA 30223

**COMMON DESCRIPTION:**

2610 Chilicothe Street, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in District No. 8 of Knox County, Tennessee, and within the 23rd Ward of the City of Knoxville, Tennessee, being Lot 286 in Block 20 in West Lonsdale Addition to Knoxville, Tennessee, as shown by map of same of record in Plat Cabinet H, Slide 121-D, formerly Map Book 4, page 106, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, said lot fronting and extending back between parallel lines 140 feet to an alley, and is improved with a frame bungalow number 312 Chillicothe Street, now 2610 Chillicothe Street.

BEING THE SAME PROPERTY CONVEYED TO James M. Goolsby from Ethel Bohanan and husband, Wallace L. Bohanan by Warranty Deed dated June 20, 1991, and filed of record in Book 2042, Page 1025, in the Register' s Office for Knox County, Tennessee.

**DERIVATION:**

BEING THE SAME PROPERTY CONVEYED TO James M. Goolsby from Ethel Bohanan and husband, Wallace L. Bohanan by Warranty Deed dated June 20, 1991, and filed of record in Book 2042, Page 1025, in the Register' s Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $807.33, if paid in 03/2023;

2012 Knox County taxes are delinquent in the amount of $764.67, if paid in 03/2023;

2013 Knox County taxes are delinquent in the amount of $722.01, if paid in 03/2023;

2014 Knox County taxes are delinquent in the amount of $679.35, if paid in 03/2023;

2015 Knox County taxes are delinquent in the amount of $636.69, if paid in 03/2023;

2016 Knox County taxes are delinquent in the amount of $594.03, if paid in 03/2023;

2017 Knox County taxes are delinquent in the amount of $542.91, if paid in 03/2023;

2018 Knox County taxes are delinquent in the amount of $500.97, if paid in 03/2023;

2019 Knox County taxes are delinquent in the amount of $120.20, if paid in 03/2023;

2020 Knox County taxes are delinquent in the amount of $113.00, if paid in 03/2023;

2021 Knox County taxes are delinquent in the amount of $405.80, if paid in 03/2023;

2022 Knox County taxes are delinquent in the amount of $31.47, if paid in 03/2023.

2. 2011 City of Knoxville taxes are delinquent in the amount of $967.45, if paid in 03/2023;

2012 City of Knoxville taxes are delinquent in the amount of $3,120.08, if paid in 3/2023;

2013 City of Knoxville taxes are delinquent in the amount of $4,145.66, if paid in 03/2023;

2014 City of Knoxville taxes are delinquent in the amount of $2,561.10, if paid in 03/2023;

2015 City of Knoxville taxes are delinquent in the amount of $3,137.93, if paid in 03/2023;

2016 City of Knoxville taxes are delinquent in the amount of $756.84, if paid in 03/2023;

2017 City of Knoxville taxes are delinquent in the amount of $1,985.42, if paid in 03/2023;

2018 City of Knoxville taxes are delinquent in the amount of $1,526.28, if paid in 03/2023;

2019 City of Knoxville taxes are delinquent in the amount of $1,375.83, if paid in 03/2023;

2020 City of Knoxville taxes are delinquent in the amount of $94.04, if paid in 03/2023;

2021 City of Knoxville taxes are delinquent in the amount of $699.07, if paid in 03/2023;

2022 City of Knoxville taxes are delinquent in the amount of $44.52, if paid in 03/2023;

3. City of Knoxville has Notice of Liens as Instrument Numbers 202108120012514, 202101200058373, 201910300029680, 201607260006370, 201901030040376, 201812040034292, 201801290044647, 201708140009912, 201701180044667, 201609260019667, 201510190024642, 20108190011430, and 201501260039952, all in the Register's Office for Knox County, Tennessee.

4. City of Knoxville has Order of Codes Violations as Instrument Numbers 201409080014041 and 201212180039956, both in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has Liens filed as Instrument Numbers 201408050007584, 201401280044787, 201311050029119, 201309130018188, 201302220055447, and 201301230048082, all in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

Subject to restrictions, setbacks, utility and drainage easements, zoning ordinances, etc., as shown by map of record in Plat Cabinet A, Slide 121-D, formerly Map Book 4, Page 106, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,103.16**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 15,627.58**

**TAX ID:** 093LD-015 **TAX SALE:** 24

**TRUSTEE FILE:** 402

**OWNER(S) & ADDRESS(ES):**

Shirley Jo DeArmond Mynatt
8511 Porterfield Gap Road
Knoxville, TN 37920

**COMMON DESCRIPTION:**

2123 Dayton Street
50 x 144

**LEGAL DESCRIPTION:**

SITUATED in District No. 5 (old 8) of Knox County, Tennessee, and within the 23rd Ward of the City of Knoxville, Tennessee, and being all of Lot 665 in Block 54 of the West Lonsdale Addition to Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING on an iron pin set at the intersection of the southern line of Myosotis Avenue and the western line of Dayton Street; thence along the southern line of Myosotis Avenue, 144 feet to an iron pin in the eastern line of an alley; thence with the eastern line of said alley, 50 feet to an iron pin marking the corner of Lot Nos. 665 and 666 in said block; thence with the dividing line between said Lots 665 and 666 in said block in an easterly direction 144 feet to an iron pin the western line of said Dayton Street; thence with said western line of said Dayton Street in a northerly direction 50 feet to the point of BEGINNING.

**DERIVATION:**

BEING the same property conveyed to Shirley Jo DeArmond Mynatt by Warranty Deed from Herbert G. DeArmond and wife, Barbara C. DeArmond, dated March 14, 1989, and recorded in Deed Book 1972, page 444, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,194.00**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,670.01**

**TAX ID:** 094BL-033 **TAX SALE:** 24

**TRUSTEE FILE:** 409

**OWNER(S) & ADDRESS(ES):**

Cora Jones
1717 Beaumont Ave.
Knoxville, TN 37921

**COMMON DESCRIPTION:**

1717 Beaumont Dr.
Lot 81, Inglewood
50 x 145

**LEGAL DESCRIPTION:**

SITUATED in District Three of Knox County, Tennessee, within the 20th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 81, Inglewood Addition, as shown by map of record in Map Cabinet A, Slide 189B (Map Book 6, Page 26), to which map specific reference is hereby made for a more particular description.

**DERIVATION:**

BEING the same property conveyed to Cora Jones, unmarried, by Warranty Deed from James Slyman and wife, Susie Slyman and Paige Slyman and wife, Christa M. Slyman, dated August 15, 2003, recorded August 28, 2003, in Instrument No. 200308280025408 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Deed of Trust executed by Cora Jones, unmarried, in favor of Mary L. Aronov, Trustee for Aames Funding Corporation, DBA Aames Home Loan, dated December 23, 2004, recorded December 30, 2004, in the original principal amount of $54,000.00, of record in Instrument No. 200412300052564 in the Register's Office for Knox County, Tennessee. See Appointment of Successor Trustee, Shellie Wallace and Tersa Pettypool, Co-Trustee, as recorded in Instrument No. 200906290086074 in said Register's Office. No registered agent listed. Serve: Aames Funding Corporation, 15253 Ave. of Science, Bldg 1, San Diego, CA 92128.

2. Notice of Lien filed against Cora Jones, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded as Instrument No. 202101200058535 in the Register's Office for the Knox County, Tennessee. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

3. Notice of Lien filed against Cora Jones, property address shown as mailing address, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded as Instrument No. 202110010026973 in the Register's Office for the Knox County, Tennessee. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Probate filed for Cora Jones in Knox County Probate Court Docket No 82658-1; Does not appear to be same person as current title holder.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE**:

Subject to all matters on plat of record in Map Cabinet A, Slide 289B in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,510.60**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,439.44**

**TAX ID:** 094CM-007 **TAX SALE:** 24

**TRUSTEE FILE:** 411

**OWNER(S) & ADDRESS(ES):**

Daryl Glen Suffridge
1210 W. Baxter Ave.
Knoxville, TN 37921

**COMMON DESCRIPTION:**

1210 W. Baxter Ave. AKA 1207 Iredell Ave.
134x145M x IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. Three (3) of Knox County, Tennessee, within the 21st ward of the City of Knoxville, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the Southeastern line of West Baxter Avenue, said iron pin being located 200 feet Northeast of the Eastern line of Mercer Street; thence from said beginning point along the Southeastern line of West Baxter Avenue, North 55 deg. 35 min. East, 80 feet to a nail; thence continuing with the Southeastern line of West Baxter Avenue. 54 feet to a point; thence in Southeasterly direction along the Western line of property now or formerly belonging to Harvey Rogers, 147 feet to a point in the Northwestern line of Iredell Avenue; thence with the Northwestern line of Iredell Avenue in a Southwesterly direction 44.2 feet to an iron pin; thence continuing with the Northwestern line of Iredell Avenue, South 44 deg. 51 min. West, 52 feet to an iron pin; thence North 46 deg. 08 min. West, 150.3 feet to an iron pin, the place of BEGINNING.

**DERIVATION:**

BEING the same property conveyed to Daryl Suffridge by Quit Claim Deed from Melody Suffridge dated March 30, 2000 and recorded April6, 2000 in Instrument No. 200004060022878 in the Register's Office for Knox County, Tennessee, and to Daryl Glen Suffridge by Warranty Deed from Valley Fidelity Bank and Trust Company, Executor and Trustee of the Estate of Carrie C. Hutchison dated May 5, 1987, recorded May 13, 1987 in Book 1915 Page 664 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Deed of Trust executed by Daryl G Suffridge to Investors Trust Company, Trustee for Home Federal Bank dated October 4, 2004, recorded October 14, 2004 in Instrument No. 200410140031745 in the Register's Office for Knox County, Tennessee, as modified in Instrument No. 201411210028719. Serve: Home Federal Bank of Tennessee, 515 Market Street, Knoxville, TN 37901.

2. Deed of Trust executed by Daryl G Suffridge to Investors Trust Company, Trustee for Home Federal Bank dated April 16, 2015, recorded April 24, 2015 in Instrument No. 201504240057529 in the Register's Office for Knox County, Tennessee. Serve: Home Federal Bank of Tennessee, 515 Market Street, Knoxville, TN 37901.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** none found

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None Found

**OTHER MATTERS AFFECTING TITLE**:

Subject to rights of tenants. A & J Window Company is shown at same address.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 10,222.20**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,621.08**

**TAX ID:** 094CM-023 **TAX SALE:** 24

**TRUSTEE FILE:** 412

**OWNER(S) & ADDRESS(ES):**

Andrew L. Moats (Apparently deceased on or about June 5, 2014)
Rachel Cee AKA Rachel Cee Moats
1248 Iredell Ave
Knoxville, TN 37921
Alternate Address:
1754 Zion Rd.,
Morganton, NC 28655

**COMMON DESCRIPTION:**

1248 Iredell Ave
Knoxville, TN 37921
42.5 x 130

**LEGAL DESCRIPTION:**

SITUATED in the Third Civil District of Knox County, Tennessee, within the 21St Ward of the City of Knoxville, Tennessee, being known and designated as part of Lot 329 in the John L. Moses Fairview Addition according to the map of same in the Register's Office for Knox County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the Southeast line of Iredale Avenue located North 47 deg. 00 min. East, 42.5 feet from the intersection of said line of Iredell Avenue with the Northeast line of Dale Street; thence from the said point of beginning, North 47 deg. 00 Min. East, 42.5 feet to a point; thence South 43 deg. 00 min. east, 136.07 feet to a point in the line of an alley; thence with the line of said alley, South 47 deg. 00 min. West 42.5 feet to a point; thence North 43 deg. 00 min. West 136.07 feet to the point of BEGINNING, according to the survey of T. J. Hatmaker, dated September 18, 1972, bearing drawing number 31389, and being improved with dwelling number 1248 Iredell Avenue.

**DERIVATION:**

BEING the same property conveyed to Andrew L. Moats and wife, Rachel Cee, by Warranty Deed, from Andrew L. Moats, dated May 3, 2001, recorded May 3, 2001, and of record in Instrument No. 200105030075513, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $266.00 plus penalty and costs, for lot clearing and debris removal recorded December 12,2012, as Instrument No. 201212130038713 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

2. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $233.00 plus penalty and costs, for lot clearing and debris removal recorded January 24, 2013, as Instrument No. 201301240048420 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

3. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $266.00 plus penalty and costs, for lot clearing and debris removal recorded November 12, 2013, as Instrument No. 201311120030304 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

4. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $266.00 plus penalty and costs, for lot clearing and debris removal recorded October 1, 2014, as Instrument No. 201410010018859 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

5. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $220.00 plus penalty and costs, for lot clearing and debris removal recorded January 31, 2014, as Instrument No. 201401310045282 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

6. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount

of $211.00 plus penalty and costs, for lot clearing and debris removal recorded February 5, 2015, as Instrument No. 201502050042145 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

7. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded September 16, 2015, as Instrument No. 201509160017757 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

8. The City of Knoxville recorded a Notice of Complaint against Andrew L. Moats, deceased; Rachel Cee, 1757 Zion Rd, Morganton, NC, 28655; Andrew Lee Moats, Jr., #00165145, Bledsoe County Correctional Complex, 1045 Horsehead Rd., Pikeville, TN 37367; Carol Moats Bass, 1316 East County Rd., Gainesville, FL 32641; Patricia Moats Cuccaro, 1433 Northwest 95th St., Oklahoma City, OK 73114; James Leon Moats, 1212 Morningside Ave., Maryville, TN 37804; Michael Charles Moats, 124 Morgan St., Pooler, GA 32322; Dianna Moats Martin, address unknown; Melody Moats Clark, address unknown for violation of neighborhood codes recorded November 19, 2015, as Instrument No. 201511190031192 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

9. The City of Knoxville recorded a Notice of Order against Andrew L. Moats, deceased; Rachel Cee, 1757 Zion Rd, Morganton, NC, 28655; Andrew Lee Moats, Jr., #00165145, Bledsoe County Correctional Complex, 1045 Horsehead Rd., Pikeville, TN 37367; Carol Moats Bass, 1316 East County Rd., Gainesville, FL 32641; Patricia Moats Cuccaro, 1433 Northwest 95th St., Oklahoma City, OK 73114; James Leon Moats, 1212 Morningside Ave., Maryville, TN 37804; Michael Charles Moats, 124 Morgan St., Pooler, GA 32322; Dianna Moats Martin, address unknown; Melody Moats Clark, address unknown granting owners 60 days to rehabilitate the structure, recorded December 16, 2015, as Instrument No. 201512160036432 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

10. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $277.00 plus penalty and costs, for lot clearing and debris removal recorded August 9, 2016, as Instrument No. 201608090009360 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

11. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded January 18, 2017, as Instrument No. 201701180044691 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

12. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded August 14, 2017, as Instrument No. 201708140009930 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

13. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded September 18, 2018, as Instrument No. 201809180018002 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

14. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $222.00 plus penalty and costs, for lot clearing and debris removal recorded December 4, 2018, as Instrument No. 201812040034175 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

15. The City of Knoxville and Knox County, Tennessee recorded an Abstract and Notice of Lien Lis Pendens against Andrew L. Moats and Rachel Cee, as delinquent taxpayers and property owners, for non payment of property taxes, recorded April 30, 2019, as Instrument No. 201904300063731 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902; Glen Jacobs, Mayor, 400 Main Street, Suite 615, Knoxville, TN 37902.

16. The City of Knoxville recorded a Notice of Lien against Andrew Lee and Rachel Cee Moats, in the amount of $222.00 plus penalty and costs, for lot clearing and debris removal recorded July 25, 2019, as Instrument No. 201907250005982 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

17. The City of Knoxville recorded a Notice of Lien against Andrew L. Moats, deceased; Rachel Cee, 1757 Zion Rd, Morganton, NC, 28655; Andrew Lee Moats, Jr., address unknown; Carol Moats Bass, 1316 East County Rd., Gainesville, FL 32641; Patricia Moats Cuccaro, address unknown; James Leon Moats, 1212 Morningside Ave., Maryville, TN 37804; Michael Charles Moats, address unknown; Dianna Moats Martin, address unknown; Melody Moats Clark, address unknown, to secure the payment of a debt for demolition of the structures and debris removal, recorded September 17, 2019, as Instrument No. 201909170019493 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

18. The City of Knoxville and Knox County, Tennessee recorded an Abstract and Notice of Lien Lis Pendens against Andrew L. Moats and Rachel Cee, as delinquent taxpayers and property owners, for non payment of property taxes, recorded October 14, 2021, as Instrument No. 202110140031023 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902; Glen Jacobs, Mayor, 400 Main Street, Suite 615, Knoxville, TN 37902.

19. The City of Knoxville and Knox County, Tennessee recorded an Abstract and Notice of Lien Lis Pendens against Andrew L. Moats and Rachel Cee, as delinquent taxpayers and property owners, for non payment of property taxes, recorded May 18, 2022, as Instrument No. 202205180087617 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902; Glen Jacobs, Mayor, 400 Main Street, Suite 615, Knoxville, TN 37902.

20. The City of Knoxville recorded a Notice of Lien against Andrew Lee Moats and Rachel Cee Moats, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded November 14, 2022, as Instrument No. 202211140028809 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

21. The City of Knoxville recorded a Notice of Lien against Andrew Lee Moats and Rachel Cee Moats, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded October 1, 2021, as Instrument No. 202110010027042 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Andrew Lee Moats is deceased having died on or about June 5, 2014, leaving Rachel Cee Moats as the surviving tenant by the entirety.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,504.48**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 26,601.04**

**TAX ID:** 094FR-025 **TAX SALE:** 24

**TRUSTEE FILE:** 416

**OWNER(S) & ADDRESS(ES):**

Halcyon Investments, LLC (dissolved in 2018/inactive)
Registered Agent: Tracy Hughes
1806 Rocky View Way, Apt 304, Knoxville, TN 37918
1115 Elk Hill Way Apt 2208, Knoxville, TN 37912
5315 Malachi Circle, Knoxville, TN 37918
1621 Wallace Street, Knoxville, TN 37921

**COMMON DESCRIPTION:**

1621 Wallace Street, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Eight (8) of Knox County, Tennessee, within the 9th Ward of the City of Knoxville, Tennessee, and being known and designated as the Westernmost 90 feet on Wallace Street, PART OF Lot 98, of John L. Moses Fairview Addition to Knoxville, Tennessee, as shown by map of same of record in Plat Cabinet A, Slide 140-B (formerly Map Book 5, page 174), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; said portion of lot fronting 47 5/22 feet on the Easterly side of James Street and extending back Eastwardly therefrom, along the North line of Wallace Street 90 feet.

BEING the same property conveyed to Halcyon Investments, LLC, from Howard G. Hogan, Clerk and Master of the Chancery Court at Knoxville, Tennessee, by Clerk and Master's Deed dated August 28, 2017, and recorded on January 2, 2018 as Instrument Number 201801020040149, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Halcyon Investments, LLC, from Howard G. Hogan, Clerk and Master of the Chancery Court at Knoxville, Tennessee, by Clerk and Master's Deed dated August 28, 2017, and recorded on January 2, 2018 as Instrument Number 201801020040149, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2014 Knox County taxes are delinquent in the amount of $1,056.36, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $988.14, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $919.92, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $910.92, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $837.66, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $764.40, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $691.14, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $917.83, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $446.60, if paid in 3/2023.

2. 2014 Knoxville City taxes are delinquent in the amount of $1,414.84, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $1,307.89, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,200.93, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $1,160.28, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $2,366.74, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,363.90, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $819.69, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $1,426.66, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $622.78, if paid in 3/2023;

3. City of Knoxville recorded Notice of Lien as Instrument Number 201812050034711; Instrument Number 201810020021477; Instrument Number 201808220012100; Instrument Number 201907250005941; Instrument Number 201912190041682; Instrument Number 202110050028139; Instrument Number 202103050071960; and Instrument Number 202302010042731, all of record in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, restrictions and zoning ordinances as shown by map of record in Plat Cabinet A, Slide 140-B (formerly Map Book 5, page 174), in the Register's Office for Knox County, Tennessee.

2. Halcyon Investments, LLC dissolved in 2017 and is currently inactive with the Tennessee Secretary of State.

3. Halcyon Investments, LLC purchased this property through a tax sale on the prior owner, Eleanor Ann Faulker.

4. Property is PART of Lot 98, with no metes and bounds description and the dwelling appears to be encroaching the public right-of-way, a survey is highly recommended.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,265.67**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 14,398.74**

**TAX ID:** 094GB-001 **TAX SALE:** 24

**TRUSTEE FILE:** 418

**OWNER(S) & ADDRESS(ES):**

Matthew G. Novakowski
(listed in public records)
2144 Mississippi Avenue, Knoxville, TN 37921

**COMMON DESCRIPTION:**

2144 Mississippi, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in District No. Three of Knox County, Tennessee, and within the 21st Ward of the City of Knoxville, and being known and designated as Lot 16 in the Revised Carpenter Addition, as shown by map of record in Plat Cabinet A, Slide 234-A, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, and according to the survey of Bruce McClellan, Tennessee Registered Land Surveyor No. 696, of Trotter-McClellan, Inc., 3377 Regal Drive, Alcoa, TN 37701, dated September 8, 1997, and bearing Drawing Number 97-719.

BEING the same property Matthew G. Novakowski, unmarried, by Warranty Deed dated May 12, 2004, from Raymond C. Bergeron, unmarried, recorded as Instrument Number 200405140104947, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING the same property Matthew G. Novakowski, unmarried, by Warranty Deed dated May 12, 2004, from Raymond C. Bergeron, unmarried, recorded as Instrument Number 200405140104947, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2012 Knox County taxes are delinquent in the amount of $1,183.64, if paid in 03/2023;

2013 Knox County taxes are delinquent in the amount of $866.48, if paid in 03/2023;

2014 Knox County taxes are delinquent in the amount of $814.64, if paid in 03/2023;

2015 Knox County taxes are delinquent in the amount of $762.80, if paid in 03/2023;

2016 Knox County taxes are delinquent in the amount of $710.96, if paid in 03/2023;

2017 Knox County taxes are delinquent in the amount of $633.74, if paid in 03/2023;

2018 Knox County taxes are delinquent in the amount of $584.06, if paid in 03/2023;

2019 Knox County taxes are delinquent in the amount of $86.97, if paid in 03/2023;

2020 Knox County taxes are delinquent in the amount of $83.19, if paid in 03/2023;

2021 Knox County taxes are delinquent in the amount of $325.16, if paid in 03/2023;

2022 Knox County taxes are due in the amount of $19.00, if paid in 03/2023;

2. 2012 Knoxville City taxes are delinquent in the amount of $1,702.42, if paid in 03/2023;

2013 Knoxville City taxes are delinquent in the amount of $3,259.73, if paid in 03/2023;

2014 Knoxville City taxes are delinquent in the amount of $2,616.96, if paid in 03/2023;

2015 Knoxville City taxes are delinquent in the amount of $3,118.47, if paid in 03/2023;

2016 Knoxville City taxes are delinquent in the amount of $2,212.64, if paid in 03/2023;

2017 Knoxville City taxes are delinquent in the amount of $31,005.44, if paid in 03/2023;

2018 Knoxville City taxes are delinquent in the amount of $2,119.00, if paid in 03/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,334.00, if paid in 03/2023;

2020 Knoxville City taxes are delinquent in the amount of $57.39, if paid in 03/2023;

2021 Knoxville City taxes are delinquent in the amount of $991.72, if paid in 03/2023;

2022 Knoxville City taxes are due in the amount of $241.61, if paid in 03/2023.

3. City of Knoxville has a Notice of Liens recorded as Instrument Numbers 201208220011930, 201212260041289, 201302050051095, 201311210032516, 201410240022992, 201412170033178, 201502250045421, 201509140016779, 201511180031094, 201608090009435, 201612220039843, 201704070061369, 201802090047242, 201809180018031, 201812040034180, 201907250005937, 201909260021502, 201912050038580, 202101200058754, 202108120012542, 202110050028136, 202211140028849, and 202302010042796, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville has Complaints recorded as Instrument Numbers 201407170003446 and 201407170003452, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has Orders recorded as Instrument Numbers 201408140009487 and 201408140009492, both in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Restrictions and zoning ordinances as shown by plat of record in Plat Cabinet A, Slide 234-A, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,732.60**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 50,551.55**

**TAX ID:** 094GB-010 **TAX SALE:** 24

**TRUSTEE FILE:** 419

**OWNER(S) & ADDRESS(ES):**

James Edward Duncan
2108 Mississippi Avenue, Knoxville, TN 37921
2525 N. Central Street, Knoxville, TN 37917
2300 Merchants Drive, Apt 53, Knoxville, TN 37912
P.O. Box 262, High Springs, FL 32655

**COMMON DESCRIPTION:**

2108 Mississippi Avenue, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 21st Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 25, Carpenter's Addition, revised, as shown by map of same of record in Plat Cabinet A, Slide 234-A (formerly Map Book 7, page 83), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description. Said premises are improved with dwelling designated as 2108 Mississippi Avenue.

BEING the same property conveyed to James Edward Duncan, from Samuel R. Peirce, Jr., by Cash Deed for Tennessee dated September 2, 1982, and recorded on September 14, 1982 in Warranty Deed Book 1767, page 554, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to James Edward Duncan, from Samuel R. Peirce, Jr., by Cash Deed for Tennessee dated September 2, 1982, and recorded on September 14, 1982 in Warranty Deed Book 1767, page 554, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville recorded Notice of Lien on February 25, 2015 as Instrument Number 201502250045416 and as Instrument Number 201909120018310, both in the Register's Office for Knox County, Tennessee

2. 2014 Knox County taxes are delinquent in the amount of $1,128.98, if paid in 01/2023;

2015 Knox County taxes are delinquent in the amount of $1,055.00, if paid in 01/2023;

2016 Knox County taxes are delinquent in the amount of $981.02, if paid in 01/2023;

2017 Knox County taxes are delinquent in the amount of $861.17, if paid in 01/2023;

2018 Knox County taxes are delinquent in the amount of $791.15, if paid in 01/2023;

2019 Knox County taxes are delinquent in the amount of $721.13, if paid in 01/2023;

2020 Knox County taxes are delinquent in the amount of $951.11, if paid in 01/2023;

2021 Knox County taxes are delinquent in the amount of $753.24, if paid in 01/2023;

2022 Knox County taxes are due in the amount of $589.00.

3. 2014 Knoxville City taxes are delinquent in the amount of $1,513.21, if paid in 01/2023;

2015 Knoxville City taxes are delinquent in the amount of $2,158.02, if paid in 01/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,281.30, if paid in 01/2023;

2017 Knoxville City taxes are delinquent in the amount of $1,091.52, if paid in 01/2023;

2018 Knoxville City taxes are delinquent in the amount of $983.01, if paid in 01/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,296.31, if paid in 01/2023;

2020 Knoxville City taxes are delinquent in the amount of $766.00, if paid in 01/2023;

2021 Knoxville City taxes are delinquent in the amount of $551.57, if paid in 01/2023;

2022 Knoxville City taxes are due and payable in the amount of $817.51.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Subject to restrictions per governmental zoning regulations, as shown by map of record in Plat Cabinet A, Slide 234-A (formerly Map Book 7, page 83), in the Register's Office for Knox County, Tennessee.

2. Subject to Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record in Plat Cabinet A, Slide 234-A (formerly Map Book 7, page 83), in the Register's Office for Knox County, Tennessee.

3. Subject to setback lines, per governmental zoning regulations, as shown by map of record in Plat Cabinet A, Slide 234-A (formerly Map Book 7, page 83), in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 10,019.27**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 13,543.06**

**TAX ID:** 094HJ-009 **TAX SALE:** 24

**TRUSTEE FILE:** 425

**OWNER(S) & ADDRESS(ES):**

William C. Davis
4206 Thornwood Dr,
Knoxville, TN 37921
Listed on tax card as:
PO Box 70
Knoxville, TN 37901

**COMMON DESCRIPTION:**

0 Sterchi St.
Tract 2

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows, to-wit:

BEGINNING on an iron pin located in the southwesterly right-of-way line of Southern Railway, corner to property of the City of Knoxville; thence with the line of the property of the said City of Knoxville, South 60 deg. 15 min. West, 46.07 feet to an iron pin in the northwesterly right-of-way line of Western Avenue; thence, with the said northeasterly right-of-way line of Western Avenue, North 40 deg. 30 min. West, 87.0 feet to an iron pin, corner to Towe; thence, leaving the said northeasterly right-of-way of Western Avenue, North 38 deg. 59 min. East, 46.03 feet to an iron pin in the southwesterly right-of-way line of Southern Railway; thence, South 40 deg. 30 min. East, 104.0 feet to the point of BEGINNING, containing 0.1 acre, more or less, as shown on survey by W. L. (Bill) Clark, Registered Land Surveyor, dated January 8, 1982.

**DERIVATION:**

Being part of the same property conveyed to William C. Davis by Quit Claim Deed from Ruby Dixon Price (formerly Ruby L. Dixon) and husband, Robert L. Price, dated July 27, 1987, recorded August 7, 1987 and of record in Book 1923, Page 1050, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

We certify that this opinion represents research from September 1, 1992 through , September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,463.32**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,248.26**

**TAX ID:** 094HJ-019 **TAX SALE:** 24

**TRUSTEE FILE:** 426

**OWNER(S) & ADDRESS(ES):**

Willie R. Roundtree and wife, Willie D. Roundtree (both deceased)
Heirs: It is believed that the heirs-at-law are Adrian Stewart, Jacqueline Corhns, Edward
Stewart, James Stewart and Terry Stewart
2437 Keith Avenue, Knoxville, TN 37921

**COMMON DESCRIPTION:**

2437 Keith Avenue, Knoxville, TN 37921

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 23rd Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 25, in S. L. Nance's Re-Subdivision of Overbrook Addition, as shown by map of same of record in Plat Cabinet A, Slide 320-D (formerly Map Book 10, page 24), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Willie R. Roundtree and wife, Willie D. Roundtree, from John B. Foster and wife, Mamosa B. Foster, by Quit Claim Deed dated July 21, 1999, and recorded on July 27, 1999 as Instrument Number 199907270007663, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Willie R. Roundtree and wife, Willie D. Roundtree, from John B. Foster and wife, Mamosa B. Foster, by Quit Claim Deed dated July 21, 1999, and recorded on July 27, 1999 as Instrument Number 199907270007663, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2014 Knox County taxes are delinquent in the amount of $311.55, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $609.35, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $568.67, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $551.37, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $508.71, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $466.05, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $423.39, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $680.68, if paid in 3/2023;

2023 Knox County taxes are delinquent in the amount of $375.55, if paid in 3/2023.

2. 2014 Knoxville City taxes are delinquent in the amount of $551.60, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $784.20, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $720.58, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $683.30, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,077.05, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $550.84, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $484.61, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $13,616.22 if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $727.84, if paid in 3/2023;

3. City of Knoxville recorded Notice of Lien as Instrument Number 201810300027603; Instrument Number 202101200058580; Instrument Number 202101210059100; Instrument Number 202110010027046; and Instrument Number 202211140028835, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville recorded a Complaints as Instrument Number 201607150003172; Instrument Number 201607150003181; and Instrument Number 202001130046606, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville record Orders as Instrument Number 201608020007743; Instrument Number 201608020007738; and Instrument Number 202002110053429, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Easements, Restrictions and zoning ordinances as shown by map of record in Plat Cabinet A, Slide 320-D (formerly Map Book 10, page 24), in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

4. Slope Easement, recorded as Instrument Number 201511170030816, in the Register's Office for Knox County, Tennessee.

5. No estate has been located for Willie R. Roundtree or Willie D. Rountree, subject to any probate matters, including TennCare. Willie D. Rountree died last, being a widow, on August 12, 2021. Per her obituary, her heirs are children: Adrian Stewart, Jacqueline Corhns; Edward Stewart; James Stewart and Terry Stewart, with sons Terry Roundtree (married/issue) and James Roundtree (issue) having predeceased Willie R. Roundtree and Willie D. Roundtree.

6. Subject to any possible liens in heirs.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,800.67**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 23,522.55**

**TAX ID:** 094JH-034 **TAX SALE:** 24

**TRUSTEE FILE:** 430

**OWNER(S) & ADDRESS(ES):**

Thompson Photo Products, Inc.
2 addresses found in public records
2019 University Ave.
Knoxville, TN 37902
2019 Middlebrook Pk
Knoxville, TN 37921-5892
Registered Agent
Margaret A. Thompson
1028 Luttrell St.
Knoxville, TN 37917

**COMMON DESCRIPTION:**

2019 Middlebrook Pk
Lot 128 and Pt 129, McAnally's Addition
100 x 140 x IRR

**LEGAL DESCRIPTION:**

Situated in District No. 4 of Knox County, Tennessee, and within the 22nd Ward of the City of Knoxville, and being two tracts more particularly bounded as follows:

Tract One:

BEING all of Lot No. 128, D. R. McAnally's Addition to the City of Knoxville, Tennessee as shown upon map of said Addition of record in Map Book 5, Page 260 (Cabinet A, Slide 168A) in the Register's Office for Knox County, Tennessee, said lot has frontage of 50 feet on the northwesterly side of University Avenue and extends back in a northwesterly direction between parallel lines 140 feet to the southeasterly right of way line of an alley and fronting 50 feet on said alley.

Tract Two:

BEING a part of Lot No. 129 in D. R.. McAnally's Addition to the City of Knoxville, Tennessee as shown upon map of said Addition of record in Map Book 5, page 260 (Cabinet A, Slide 168A) in the Register's Office for Knox County, Tennessee, that portion of said lot herein conveyed has a frontage of 50 feet on the northwesterly side, of University Avenue and is particularly described as follows:

BEGINNING at a point in the northwesterly right of way line of University Avenue, common corner to Lots 128 and 129 in said Addition, and from said point of beginning running thence in a southwesterly direction with the northwesterly right of way line of University Avenue, 50 feet to a point, common corner to lots 129 and 130 in said Addition; thence running in a northwesterly direction with the dividing line between said Lots 129 and 130, 70 feet to a point; thence running in a northeasterly direction parallel to the northwesterly right of way line of University Avenue, 25 feet to a point; thence running in a northwesterly direction parallel to the easterly line of said Lot No. 129, 70 feet to a point in the southeasterly line of an alley; thence with sane running in an easterly or northeasterly direction 25 feet to a point, common corner to Lots 128 and 129 in said Addition; thence with the dividing line between said Lots 128 and 129, running in a southeasterly direction. 140 feet to the POINT OF BEGINNING.

**DERIVATION:**

BEING the same property conveyed to Snap-Shop, Inc, by deeds dated April 18, 1966 and recorded in Book 1320, page 934 and Book 1320, Page 939, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. State Tax Lien recorded against Thompson Photo Products, Inc. of record in Instrument No. 202104260087844, Lien Number 21-3660, in the Register's Office for Knox County, Tennessee. Serve: Tennessee Department of Revenue, Andrew Jackson Building, 500 Deadrick Street, Nashville, TN 37242.

2. State Tax Lien recorded against Thompson Photo Products, Inc. of record in Instrument No. 202105180094857in the Register's Office for Knox County, Tennessee. Serve Tennessee Department of Revenue, Andrew Jackson Building, 500 Deadrick Street, Nashville, TN 37242.

3. Lien Lis Pendens recorded by Knox County and the City of Knoxville for unpaid taxes in Instrument No. 202110140031023 in the Register's Office for Knox County, Tennessee. Serve: Glenn Jacobs, Mayor, Knox County400 Main St. Suite 615, Knoxville TN 37902 and Indya Kincannon Mayor, City of Knoxville, 400 Main St. Suite 691, Knoxville, TN 37902.

4. Lien Lis Pendens recorded by Knox County and the City of Knoxville for unpaid taxes in Instrument No. 202205180087617 in the Register's Office for Knox County, Tennessee. Serve: Glenn Jacobs, Mayor, Knox County, 400 Main St. Suite 615, Knoxville TN 37902 and Indya Kincannon Mayor, City of Knoxville, 400 Main St. Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Snap-Shop, Inc. changed its name to Thompson Photo Products,Inc. Thompson Photo Products is an inactive Tennessee corporation as of 2007.

2. Subject to all matters shown on plat of record in Cabinet A. Slide 168A, Knox County Register's Office.

We certify that this opinion represents research from September 1, 1992 through September 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville. TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 48,719.47**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 73,482.33**

**TAX ID:** 094JH-035 **TAX SALE:** 24

**TRUSTEE FILE:** 431

**OWNER(S) & ADDRESS(ES):**

THOMPSON PHOTO PRODUCTS INC
2019 UNIVERSITY AVE KNOXVILLE TN 37902

**COMMON DESCRIPTION:**

0 N TWENTY FIRST ST

**LEGAL DESCRIPTION:**

Situated in District No. four (4) of Knox County, Tennessee, and within the 22nd Ward of the City of Knoxville, Tennessee, the same being a part of Lot 129, McAnally's Addition, according to the map of the same of record in Map Book 5, Page 260, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at the common corner between Lots 129 and 130 in the southeast line of Bruce Avenue (formerly an alley); thence with said line, North 57.deg. East, 25 feet to an iron pin; thence South 32 deg. 08 min. East, 80 feet to an iron pin; thence South 57 deg. West, 25 feet to an iron pin in the dividing line between Lots 129 and 130; thence with said dividing line, North 32 deg. 08 min. West, 80 feet to the place of BEGINNING; according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, bearing date 22 March 1966.

BEING the same property conveyed to John W. Grigsby, Jr., by Quit Claim deed from John W. Grigsby, unmarried, dated November 19, 1982, of record in Warranty Book 1772, Page 623 in the Knox County Register's Office.

THIS CONVEYANCE is made subject to all applicable r, strictions, easements and building setback lines as shown in aforesaid Map Book of record in the Knox County Register's Office.

**DERIVATION:**

Being the same property conveyed to Thompson Photo Products, Inc. by Warranty Deed dated 12/08/1982 of record in the office of the Knox County Register of Deeds as Instrument No. 199001260033447.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. TNBANK is the beneficiary of two $125,000.00 Deeds of Trust of record in the office of the Knox County Register of Deeds as Instrument Nos. 200506270104435 and 200506070098204.

SERVE: REGISTERED AGENT, MARK HOLDER, 401 S. ILLINOIS AVE., OAK RIDGE, TN 37830-7510.

2. Knox County, Tennessee, and the City of Knoxville recorded Abstracts and Notice of Lien Lis Pendens against Thompson Photo Products, Inc. of record in the office of the Knox County Register of Deeds as Instrument Nos. 201904300063731, 202110140031023, and 202205180087617.

SERVE: MAYOR GLENN JACOBS, 400 MAIN ST ROOM 615, KNOXVILLE, TN 37902; MAYOR INDYA KINCANNON, 400 MAIN ST ROOM 691, KNOXVILLE, TN 37902.

3. The State of Tennessee recorded two Notices of Tax Lien against Thompson Photo Products, Inc., of record in the office of the Knox County Register of Deeds as Instrument Nos. 200803060066554 and 202105180094857.

SERVE ATTORNEY GENERAL JONATHAN SKRMETTI, P.O. BOX 20207, NASHVILLE, TN 37202

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from January 1, 1993 through May 5, 2023 inclusive.

_____

J. Myers Morton BPR#013357
Knox County Law Director's Office
400 Main Street
Suite 612, City-County Building
Knoxville, Tennessee 37902
Office (865) 215-2327
Fax (865) 215-2936

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,848.00**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,154.50**

**TAX ID:** 094LM-00402 **TAX SALE:** 24

**TRUSTEE FILE:** 433

**OWNER(S) & ADDRESS(ES):**

Timothy C. Gibson
800 Freels Lane
Knoxville, TN 37922

**COMMON DESCRIPTION:**

1205 Hedge Ave.
100 x 57 x IRR

**LEGAL DESCRIPTION:**

SITUATED in the 4th (formerly 12th) Civil District of Knox County, Tennessee, within the 10th Ward of the City of Knoxville, Tennessee, and being known and designated as Parts of Lots 8 and 9, Ramsey Addition, as shown on the map of the same of record in Map Book 5, Page 276, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the Northwest line of Hedge

Alley at the common corner between Lots 9 and 10, said beginning point being distant 100 feet Northeasterly from the point of intersection of the Northwest line of Hedge Alley with the Northeast line of 13th Street; thence from said beginning point with the line of Lot 10, Noth 19 deg. 48 min. West, 57 feet to an iron pin; thence North 70 deg. 12 min. East, 50 feet to an iron pin in the dividing line between Lots 8 and 9; thence with said line, North 19 deg. 48 min. West, 20 feet to an iron pin; thence North 70 deg. 12 min. East, 50 feet to an iron pin in the Southwest line of Lot 11; thence with said line, South 19 deg. 48 min. East. 77 feet to an iron pin in the Northwest line of Hedge Alley; thence with said line South 70 deg. 12 min. West, 100 feet to the place of BEGINNING, and being according to the survey of Larry C. Coleman, Surveyor, dated 08/01/1978.

**DERIVATION:**

BEING the same property conveyed to Timothy C. Gibson, married, by Quit Claim Deed from Zenith Properties LLC dated October 27, 2006 and recorded November 22, 2006 in Instrument No. 200611220043822 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Lien Lis Pendens recorded by Knox County and the City of Knoxville for unpaid taxes in Instrument No. 201904300063731 in the Register's Office for Knox County, Tennessee. Serve: Glenn Jacobs, Mayor, Knox County, 400 Main St., Suite 615, Knoxville TN 37902 and Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

2. Lien Lis Pendens recorded by Knox County and the City of Knoxville for unpaid taxes in Instrument No. 202110140031023 in the Register's Office for Knox County, Tennessee. Serve: Glenn Jacobs, Mayor, Knox County, 400 Main St., Suite 615, Knoxville TN 37902 and Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

3. Lien Lis Pendens recorded by Knox County and the City of Knoxville for unpaid taxes in Instrument No. 202205180087617 in the Register's Office for Knox County, Tennessee. Serve: Glenn Jacobs, Mayor, Knox County, 400 Main St., Suite 615, Knoxville TN 37902 and Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

4. City of Knoxville filed a lien against Timothy C. Gibson for lot cleaning in the amount of $387.00, recorded May 17, 2019 in Instrument No. 201905170067856. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902..

5. City of Knoxville filed a lien against Timothy C. Gibson for lot cleaning in the amount of $211.00, recorded August 2, 2019 in Instrument No. 201908060008937. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

6. City of Knoxville filed a lien against Timothy C. Gibson for lot cleaning in the amount of $211.00, recorded February 4, 2020 in Instrument No. 202002040051612. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902. City of Knoxville filed a lien against Timothy C. Gibson for unsafe structure in the amount of $187.33, recorded June 23, 2020 in Instrument No. 202006230085761. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902..

7. City of Knoxville filed a lien against Timothy C. Gibson for unsafe structure in the amount of $174.66, recorded June 17, 2020 in Instrument No. 202006230085762. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

8. City of Knoxville filed a lien against Timothy C. Gibson for lot cleaning in the amount of $293.50, recorded February 4, 2022 in Instrument No. 202202220064887. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

9. City of Knoxville filed a lien against Timothy C. Gibson for lot cleaning in the amount of $156.00, recorded June 7, 2022 in Instrument No. 202206070092115. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

10. City of Knoxville filed a lien against Timothy C. Gibson for lot cleaning in the amount of $156.00, recorded June 7, 2022 in Instrument No. 202206070092116. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

11. City of Knoxville filed a lien against Timothy C. Gibson for lot cleaning in the amount of $299.00, recorded November 14, 2022 in Instrument No. 202211170029710. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

12. City of Knoxville filed a lien against Timothy C. Gibson for unsafe structure in the amount of $262.16, recorded February 9, 2023 in Instrument No. 202302090044087. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

13. City of Knoxville filed a lien against Timothy C. Gibson for unsafe structure in the amount of $4005.65, recorded February 14, 2023 in Instrument No. 202302140044834. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

14. City of Knoxville filed a lien against Timothy C. Gibson for unsafe structure in the amount of $3058.83, recorded February 14, 2023 in Instrument No. 202302140044836. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St., Room 691, Knoxville TN 37902.

15. Leases held by The Lamar Companies and of record in Book 2942 Page 37 and Book 3213 Page 1019. Serve: Lamar Advertising, 10311 Deerborn Lane, Knoxville, TN 37932 (No Registered Agent found).

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** none found

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none found

**OTHER MATTERS AFFECTING TITLE:**

1. Complaints filed by City of Knoxville in Instrument Nos. 201906070072747, 201907080001906, 201907080001907, 202207140003119, and Orders of record in Instrument Nos. 201908140011302, 201908140011303, 201908140011313, 202208150010535.

2. Subject to matters on plat of record in Book 5 page 276.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville. TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 24,786.01**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 48,456.16**

**TAX ID:** 094LM-010 **TAX SALE:** 24

**TRUSTEE FILE:** 434

**OWNER(S) & ADDRESS(ES):**

Zenith Properties, LLC
Tim Gibson (registered agent)
1205 Forest Avenue, Knoxville, TN 37916
2517 Sutherland Avenue, Knoxville, TN 37919
800 Freels Lane, Knoxville, TN 37922
P.O. Box 11124, Knoxville, TN 37939

**COMMON DESCRIPTION:**

1205 Forest Avenue, Knoxville, TN 37916

**LEGAL DESCRIPTION:**

SITUATED in District No. Four (formerly Twelve) of Knox County, Tennessee, and within the 10th Ward of the City of Knoxville, Tennessee, and in the Ramsey Addition of the City of Knoxville, being more particularly described as follows:

BEGINNING at the Southeast corner of the lot owned by Osborne (formerly Thormburg) and on the Northerly side of Forest Avenue; thence along the Northern side of Forest Avenue, 50-feet Easterly to the lot owned by Krachenbuchl; thence, Northerly 82 feet, more or less, along Krachenbuchl line to an alley; thence, Westerly along said alley 42 feet East to Osborne's line, and Northeast corner; thence with Osborne's line, 101 feet, more or less, Southeasterly to the point of BEGINNING. Said lot being improved by a frame dwelling number 1209 Forest Avenue.

BEING PART OF the same property conveyed to Zenith Properties, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed dated February 4, 1999, from Wayne Gibson and wife, Shirley Gibson, and Ward S. Whelchel and wife, Barbara Whelchel, recorded in Deed Book 2315, page 128, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART OF the same property conveyed to Zenith Properties, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed dated February 4, 1999, from Wayne Gibson and wife, Shirley Gibson, and Ward S. Whelchel and wife, Barbara Whelchel, recorded in Deed Book 2315, page 128, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2016 Knox County taxes are delinquent in the amount of $1,993.43, if paid in 12/2022;

2017 Knox County taxes are delinquent in the amount of $2,351.84, if paid in 12/2022;

2018 Knox County taxes are delinquent in the amount of $2,151.68, if paid in 12/2022;

2019 Knox County taxes are delinquent in the amount of $1,951.52, if paid in 12/2022;

2020 Knox County taxes are delinquent in the amount of $2,051.36, if paid in 12/2022;

2021 Knox County taxes are delinquent in the amount of $1,278.80, if paid in 12/2022;

2022 Knox County taxes are due in the amount of $1,150.00.

2. 2016 Knoxville City taxes are delinquent in the amount of $2,981.33, if paid in 12/2022;

2017 Knoxville City taxes are delinquent in the amount of $3,064.66, if paid in 12/2022;

2018 Knoxville City taxes are delinquent in the amount of $2,754.58, if paid in 12/2022;

2019 Knoxville City taxes are delinquent in the amount of $2,444.49, if paid in 12/2022;

2020 Knoxville City taxes are delinquent in the amount of $2,134.41, if paid in 12/2022;

2021 Knoxville City taxes are delinquent in the amount of $1,550.42, if paid in 12/2022;

2022 Knoxville City taxes are due in the amount of $1,905.14.

3. City of Knoxville has Notice of Liens recorded as Instrument Numbers 202206070092109 and 202211170029702, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville has Complaints recorded as Instrument Numbers 202204130078664 and 202211170029661, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has and Order recorded as Instrument Number 202205050084298, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Zenith Properties, LLC is inactive per the Tennessee Secretary of State website.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 16,634.55**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 22,820.75**

**TAX ID:** 094LN-020 **TAX SALE:** 24

**TRUSTEE FILE:** 437

**OWNER(S) & ADDRESS(ES):**

Timothy C. Gibson
800 Freels Ln
Knoxville, TN 37922

**COMMON DESCRIPTION:**

1411 Forest Ave.
Lot 68, Ramsey's Addition

**LEGAL DESCRIPTION:**

SITUATED, LYING AND BEING in the Fourth (4th) Civil District of Knox County, Tennessee, and within the Tenth (10th) Ward of the City of Knoxville, and being known an designated as all of Lot 68 in what is known as RAMSEY'S ADDITION, as shown by map for said Subdivision of record in Cabinet A Slide 172-B (formerly Map Book 5, Page 276), in the Register's Office of Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

**DERIVATION:**

Being the same property conveyed to Timothy C. Gibson, married by Quitclaim Deed from Zenith Properties, LLC, dated October 27, 2006, recorded November 22, 2006 and of record in Instrument No. 200611220043821, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

Notice of Lien filed against Shirley Ann & Timothy C. Gibson, mailing address: 800 Freels Lane, Knoxville, TN 37922, by Chancey & Reynolds, Inc., Attn: Steve B. Chancey, for mechanics and materialman's lien, recorded in Instrument No. 202209280020033, Knox County Register's Office, in the amount of $996.00.Attorney for Claimant: Steve B. Chancey, 614 Van Street, Knoxville, TN 37921. SERVE; Registered Agent, Corporate Creations Network Inc. 205 Powell Pl, Brentwood, TN 37027.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Possibly subject to tenants in possession.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,531.72**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,489.92**

**TAX ID:** 094OD-029 **TAX SALE:** 24

**TRUSTEE FILE:** 440

**OWNER(S) & ADDRESS(ES):**

Zenith Properties, LLC
Tim Gibson (registered agent)
2517 Sutherland Avenue, Knoxville, TN 37919
800 Freels Lane, Knoxville, TN 37922
P.O. Box 11124, Knoxville, TN 37939

**COMMON DESCRIPTION:**

2326 Highland Avenue, Knoxville, TN 37916

**LEGAL DESCRIPTION:**

SITUATED in District No. Four of Knox County, Tennessee, and within the 10th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the Southeasterly line of Highland Avenue, 327.1 feet Southwest of the Southwest corner of Highland Avenue and Twenty-Third Street (formerly 15th Street); thence, at right angles to Highland Avenue in a Southerly direction along the West line of a 50-foot lot heretofore sold by Mollie Peters Fraley and husband, J. E. Fraley, to Stanon and Reese, a distance of 145.1 feet to an alley; thence, Southwesterly with the South line of said alley 96.7 feet to a stake; thence, Northwesterly 145.3 feet to the Southern line of Highland Avenue; thence, Northeasterly with the South line of Highland Avenue, 103 feet to the point of BEGINNING.

BEING PART of the same property conveyed to Zenith Properties, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed dated February 4, 1999, from Wayne Gibson and wife, Shirley Gibson, and Ward S. Whelchel and wife, Barbara Whelchel, recorded in Deed Book 2315, page 128, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART of the same property conveyed to Zenith Properties, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed dated February 4, 1999, from Wayne Gibson and wife, Shirley Gibson, and Ward S. Whelchel and wife, Barbara Whelchel, recorded in Deed Book 2315, page 128, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2017 Knox County taxes are delinquent in the amount of $5,115.39, if paid in 12/2022;

2018 Knox County taxes are delinquent in the amount of $4,674.93, if paid in 12/2022;

2019 Knox County taxes are delinquent in the amount of $4,234.47, if paid in 12/2022;

2020 Knox County taxes are delinquent in the amount of $4,094.01, if paid in 12/2022;

2021 Knox County taxes are delinquent in the amount of $2,814.10, if paid in 12/2022;

2022 Knox County taxes are due in the amount of $2,817.00.

2. 2017 Knoxville City taxes are delinquent in the amount of $6,727.83, if paid in 12/2022;

2018 Knoxville City taxes are delinquent in the amount of $6,045.22, if paid in 12/2022;

2019 Knoxville City taxes are delinquent in the amount of $5,362.61, if paid in 12/2022;

2020 Knoxville City taxes are delinquent in the amount of $4,680.00, if paid in 12/2022;

2021 Knoxville City taxes are delinquent in the amount of $3,413.05, if paid in 12/2022;

2022 Knoxville City taxes are due in the amount of $3,907.67.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Zenith Properties, LLC is inactive per the Tennessee Secretary of State website.

2. See Instrument Number 201608220011916, where this property was sold in a tax sale by the Clerk and Master. Per the Clerk and Master's Office, the property was redeemed by Zenith Properties, LLC within the year allotted for redemption.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 32,483.80**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 42,108.08**

**TAX ID:** 095BG-023 **TAX SALE:** 24

**TRUSTEE FILE:** 443

**OWNER(S) & ADDRESS(ES):**

Jamie Cross
Bobby Lee Cross, Jr.
320 Surrey Road
Knoxville, TN 37915

**COMMON DESCRIPTION:**

320 Surrey Rd
Lot 25, Saxton's Fairview Addition
50 X 140

**LEGAL DESCRIPTION:**

Situated in District One (1) of Knox County, Tennessee and within the Twelfth (12) civil District of the City of Knoxville, Tennessee and being known and designated as all of Lot Twenty Five (25), Saxton's Fairview Addition, as shown by map of record in Plat Cabinet A, Slide 17B (Map Book 4, page 110) in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

Said Lot fronts 50 feet on the Northeast side of Surrey Road.

**DERIVATION:**

Being the same property conveyed to Jamie Cross and Bobby Lee Cross, Jr., as tenants in common with the right of survivorship, by Warranty Deed dated May 24, 2012 and recorded May 30, 2012 from Kristopher Kitts, of record in Instrument No. 201205300067368, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville recorded a Notice of Lien against Jamie Cross & Bobby Lee Cross, Jr. in the amount of $211.00, recorded July 25, 2017 as Instrument No. 201707250005293 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

2. City of Knoxville recorded a Notice of Lien against Jamie & Bobby Lee Cross, Jr., in the amount of $277.00 recorded July 25, 2017 as Instrument No. 201707250005294, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

3. City of Knoxville recorded a Notice of Lien against Jamie & Bobby Lee Cross, Jr., in the amount of $211.00, recorded July 25, 2017 as Instrument No. 201707250005295, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

4. City of Knoxville recorded a Notice of Lien against Jamie Cross & Bobby Lee Cross, Jr., in the amount of $211.00 recorded October 2, 2018 as Instrument No. 201810020021496, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

5. City of Knoxville recorded a Notice of Lien against Jamie Cross & Bobby Lee Cross Jr., in the amount of $$211.00 recorded December 5, 2019 as Instrument No. 201912050038534, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

6. City of Knoxville recorded a Notice of Lien against Jamie Cross & Bobby Lee Cross, Jr., in the amount of $200.00 recorded December 5, 2019 as Instrument No. 201912050038552, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

7. City of Knoxville recorded a Notice of Lien against Jamie Cross & Bobby Lee Cross, Jr., in the amount of $244.00 recorded February 3, 2020 as Instrument No. 202002030051292, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

8. City of Knoxville recorded a Notice of Lien against Jamie & Bobby Lee Cross, Jr., in the amount of $447.50 recorded October 5, 2021 as Instrument No. 202110050028079, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** none

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,557.16**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 14,038.13**

**TAX ID:** 095BM-009 **TAX SALE:** 24

**TRUSTEE FILE:** 445

**OWNER(S) & ADDRESS(ES):**

William Roberson, Jr., 2853 Woodbine Aven[illegible]xville, TN 37914

Geraldine Roberson [illegible] Cad[illegible] Driv[illegible]oxv[illegible]N 37921

N[illegible] Ro[illegible] Per[illegible]eet, [illegible], San Fr[illegible]o [illegible]41[illegible]

Jac[illegible]on, 1[illegible]th [illegible]enue, Knoxville, TN 37914

Will[illegible]nnebrev[illegible], 4505 Glenaire Drive, Acworth, GA 301[illegible]

PAID

Ricky Kennebrew, 2515 Boyds Bridge Pike, Knoxville, TN 37914

Sherri Robinson, 1924 Saxton Avenue, Knoxville, TN 37915

Douglas Crosby, Jr., 2322 Dandridge Avenue, Knoxville, TN 37915

Candice Durant, 1145 Elderon Drive, Wilmington, DE 19808

**COMMON DESCRIPTION:**

1908 Bethel Avenue

100.0 x 115.0

**LEGAL DESCRIPTION:**

SITUATED in District No. Four of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin on the south right-of-way line of Bethel Avenue, said point being 531.80 feet, more or less, in an easterly direction from the intersection of the east line of Bertrand Street (extended) and the south line of Bethel Avenue; thence along the south line of Bethel Avenue, North 60 deg. 15 min. 10 sec. East, 100 feet to a point; thence leaving Bethel Avenue, South 29 deg. 45 min. East, 115 feet to a point; thence South 60 deg. 15 min. West, 100 feet to a point; thence North 29 deg. 45 min. West, 115 feet to the point of BEGINNING.

**DERIVATION:**

BEING the same property conveyed to William Roberson and wife, Mary Roberson by Warranty Deed from Knoxville's Community Development Corporation, dated September 9, 1983, and recorded in Deed Book 1798, page 641, in the Knox County Register's Office. William Roberson died leaving Mary Roberson as the surviving tenant by the entirety. Mary Roberson is now deceased, having died testate devising subject property to Rose Lee Crosby, William Roberson, Jr., Geraldine Roberson, Michael Eugene Roberson and Jackie Roberson under her Will recorded in Will Book 119, page 658, in the Chancery Court for Knox County, Tennessee, Probate Division. Rosa Lee Crosby is now deceased, having died intestate on or about April 10, 2007, leaving Douglas Crosby, Sr., William Kennebrew Sr., and Ricky Kennebrew as her sole surviving heirs at law. Douglas Crosby, Sr. is now deceased, having died intestate on or about September 5, 2021, leaving his wife, Sherri Robinson, and his two children Douglas Crosby, Jr. and Candice Durant, as his sole surviving heirs at law.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Knoxville's Community Development Corporation is the beneficiary of a Deed of Trust from William Roberson and wife, Mary Roberson to Gregory A. Kern, in the original amount of $21,940.94, dated September 9, 1983, and recorded in Trust Book 2053, page 57, in the Knox County Register's Office. Serve: Registered Agent: Benjamin M. Bentley/Joy Patrick, 901 Broadway Street, NE, Knoxville, TN 37917-6699.

2. City of Knoxville filed Notices of Liens against William and Mary Roberson recorded as Instrument Nos. 202110010027000, 202202220064854 and 202211140028759, all in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

3. RAB Performance Recoveries LLC, filed an Order Extending Judgment against William Roberson, filed August 1, 2022, as Instrument No. 202208010007325, in the Knox County Register's Office. Serve: Buffaloe & Vallejo, PLC, Joel A. Vallejo, Attorney, 723 S. Main Street, Springfield, TN 37172.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Mary Roberson, Will Book 119, page 658

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney

BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 315.00**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,526.96**

**TAX ID:** 095CG-021 **TAX SALE:** 24

**TRUSTEE FILE:** 447

**OWNER(S) & ADDRESS(ES):**

James W. Wynn (deceased 07/16/1992)

Sammye J. Wynn (deceased 12/25/2005)

2440 Brooks Avenue, Knoxville, TN 37914

**COMMON DESCRIPTION:**

2440 Brooks Avenue, Knoxville, TN 37914

Lots 5 and 38

100 x 400 Broadway Addition

**LEGAL DESCRIPTION:**

TRACT I:

SITUATED in Civil District Number One (1) (formerly Two) of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 5, in the Broadway Addition to Knoxville, Tennessee, as shown by map of same of record in Plat Cabinet A, Slide 85-D (formerly Map Book 3, page 126), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description. Said property having frontage of 100 feet on the South side of Brooks Road and running back between parallel lines, a distance of 200 feet, an being more fully described as follows:

BEGINNING at an iron pin in the Southern line of Brooks Road at the common corner of Lot s4 and 5 of said Addition, being in a Southwestern direction 300 feet from the intersection of the Southern line of Brooks Road with the Western line of Inwood Street; Thence, South along the dividing line between Lots 4 and 5 and at the right angles to Brooks Road, 200 feet to an iron pin in the Northern line of Not 38 of said Addition; Thence, East along the dividing line between Lots 5 and 38 and parallel to Brooks Road 100 feet to an iron pin; thence, North along the dividing line between Lots 5 and 6 and parallel to the first line 200 feet to an iron pin in the Southern line of Brooks Road; Thence, South 60 deg. 00 min. West along the Southern line of Brooks Road 100 feet to the point of BEGINNING.

TRACT II:

SITUATED in Civil District Number One (1) (formerly Two) of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 38, in the Broadway Addition to Knoxville, Tennessee, as shown by map of same of record in Plat Cabinet A, Slide 85-D (formerly Map Book 3, page 126), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description. Said property having a frontage of 100 feet on the North side of Mathis Avenue (formerly Crest Drive) and running back between parallel lines, a distance of 200 feet, and being more fully described as follows:

BEGINNING at an iron pin in the Northern line of Mathis Avenue at the common corner of Lots 38 and 39 of said Broadway Addition, being in a Southwestern direction 300 feet from the intersection of the Northern line of Mathis Avenue with the Western line of Inwood Street; Thence, North along the dividing line between Lots 38 and 39 and at right angles to Mathis Avenue 200 feet to an iron pin in the Southern line of Lot 5 of said Addition; Thence, East along the dividing line between Lots 5 and 38 and parallel to Mathis Avenue 100 feet to an iron pin; Thence, South along the dividing line between Lots 37 and 38 and parallel to first line 200 feet to an iron pin in the Northern line of Mathis Avenue; Thence, South 60 deg. 00 min. West, along the Northern line of Mathis Avenue 100 feet to the point of BEGINNING.

**DERIVATION:**

BEING the same property conveyed to James W. Wynn and wife, Sammye J. Wynn from Abba Wade Burkhardt (also called Anna Wade Burkhart), by Warranty Deed dated September 12, 1958, and recorded on September 13, 1958 in Warranty Deed Book 1088, page 5, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Knox County, Tennessee, and the City of Knoxville, Tennessee recorded Notice of Lien Lis Pendens against James W. Wynn and Sammye J. Wynn for delinquent taxes, recorded on March 24, 2014 as Instrument Number 201403240054326, in the Register's Office for Knox County, Tennessee.

2. City of Knoxville, Tennessee and Knox County, Tennessee recorded an Abstract and Notice of Lien Lis Pendens against James W. Wynn and Sammye J. Wynn., in the amount of $10,281.45 for City and $8,326.46 for County, for delinquent taxes owed, as of 04/2019, recorded on April 30, 2019 as Instrument Number 201904300063731, in the Register's Office for Knox County, Tennessee.

3. City of Knoxville, Tennessee and Knox County, Tennessee recorded an Abstract and Notice of Lien Lis Pendens against James W. Wynn and Sammye J. Wynn, in the amount of $6,047.44 for City and $9,121.43 for County, for delinquent taxes from 2010-2019, as of 10/2021, recorded on October 14, 2021 as Instrument Number 202110140031023, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville, Tennessee and Knox County, Tennessee recorded an Abstract and Notice of Lien Lis Pendens, against James W. Wynn and Sammye J. Wynn, in the amount of $12,667.71 for City and $8,539.36 for City, for delinquent taxes owed from 2010-2019 as of 10/2021, recorded on May 18, 2022 as Instrument Number 202205180087617, in the Register's Office.

5. 2011 Knox County taxes are delinquent in the amount of $1,369.95, if paid by December 31, 2022.

2012 Knox County taxes are delinquent in the amount of $1,294.53, if paid by December 31, 2022.

2013 Knox County taxes are delinquent in the amount of $965.12, if paid by December 31, 2022.

2014 Knox County taxes are delinquent in the amount of $906.08, if paid by December 31, 2022.

2015 Knox County taxes are delinquent in the amount of $847.04, if paid by December 31, 2022.

2016 Knox County taxes are delinquent in the amount of $788.00, if paid by December 31, 2022.

2017 Knox County taxes are delinquent in the amount of $828.32, if paid by December 31, 2022.

2018 Knox County taxes are delinquent in the amount of $760.64, if paid by December 31, 2022.

2019 Knox County taxes are delinquent in the amount of $692.96, if paid by December 31, 2022.

2020 Knox County taxes are delinquent in the amount of $925.28, if paid by December 31, 2022.

2021 Knox County taxes are delinquent in the amount of $432.40, if paid by December 31, 2022.

2022 Knox County taxes are due and payable in the amount of $417.00, if paid by March 1, 2023.

6. 2011 City of Knoxville taxes are delinquent in the amount of $1,674.77, if paid by December 31, 2022.

2012 City of Knoxville taxes are delinquent in the amount of $1,919.97, if paid by December 31, 2022.

2013 City of Knoxville taxes are delinquent in the amount of $1,134.28, if paid by December 31, 2022.

2014 City of Knoxville taxes are delinquent in the amount of $1,201.33, if paid by December 31, 2022.

2015 City of Knoxville taxes are delinquent in the amount of $1,108.93, if paid by December 31, 2022.

2016 City of Knoxville taxes are delinquent in the amount of $1,016.52, if paid by December 31, 2022.

2017 City of Knoxville taxes are delinquent in the amount of $1,047.57, if paid by December 31, 2022.

2018 City of Knoxville taxes are delinquent in the amount of $942.61, if paid by December 31, 2022.

2019 City of Knoxville taxes are delinquent in the amount of $837.66, if paid by December 31, 2022.

2020 City of Knoxville taxes are delinquent in the amount of $732.70, if paid by December 31, 2022.

2021 City of Knoxville taxes are delinquent in the amount of $524.78, if paid by December 31, 2022.

2022 City of Knoxville taxes are due and payable in the amount of $578.24, if paid by March 1, 2023.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Sammye J. Wynn estate filed in Docket Number 68751-2 and the Last Will and Testament of Sammye Jefferson Wynn in filed in Will Book 182, page 190, in the Chancery Court for Knox County, Tennessee, Probate Division.

Juanita Ann Davis and Ronald Jefferson Wynn were the devises of the Estate of Sammye J. Wynn.

The Estate was turned over to the Knox County District Office due to inactivity by the Personal Representative.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Subject to easements, setback lines, restrictions, and all matters on plat of record in Plat Cabinet A, Slide 85-D (formerly Map Book 3, page 126), in the Register's Office for Knox County, Tennessee.

2. Subject to zoning restrictions, in the Register's Office for Knox County, Tennessee.

3. Subject to Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in said Register's Office.

4. Subject to setback lines, per governmental zoning regulations, as shown by map of record, in said Register's Office.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Esq., Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.

100 Dalton Place Way, Suite 103

Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,840.48**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 13,569.75**

**TAX ID:** 095DB-031 **TAX SALE:** 24

**TRUSTEE FILE:** 449

**OWNER(S) & ADDRESS(ES):**

LETNER JESS & ETTA MAE

2726 DELROSE DR KNOXVILLE TN 37914

**COMMON DESCRIPTION:**

0 LENNON ST

**LEGAL DESCRIPTION:**

TRACT III: Being Tracts I and 2 in a map survey, made by C. G. Cathey by w. Clark and Sons as of May 22, 1964, and of record in the Register's Office of Knox County, Tennessee, in Map Book _____, at page _____, and further described as follows:

BEGINNING at a point at the southern side of the intersection of Delrose Drive and Lennon Street; thence along Lennon Street on the southwestern side a distance of 187.57 feet to a point being the northernmost corner I of Tract No. 2; thence S 45 deg.! 26 min. E. 150 feet along Lennon Street to a point; thence s 40 deg. 28 min. w. 125.0 feet to a point; thence S. 38 deg. 30 min. w. 292.52 feet to a point in common with Tract No .I hereinafter also conveyed; thence N. 40.00ideg. w. 160.0 feet to a point; thence N. 49. deg. 59 min. E. 124.7 feet along the rear of lot No. 4 to a point; thence N. 35 deg. E. 27 .29 feet along the line of lots No. 5 and 6 to the point11 of the beginning and containing 1.39 acres, more. or less, and also

BEGINNING at a point which is the southernmost corner of Tract No. 2 herein conveyed which adjoins Tract No. I; thence in a southerly directions. 54 deg. 16 min. E. 350.30 feet to a point; thence s. 50 deg. 52 min. w. 228.0 feet to a point; thence N. 45 deg. 17 min. w.192.0 feet to a point; thence N.I 25 deg. E. 37.18 feet to a point; thence N. 40.00 deg. w. 128.12 feet to a point along the rear of Lot No. 2; thence N. 49 deg. 59 min.IE. 125 feet to the point of the beginning containing 1.46 acres more or less, and

BEING the same property conveyed to Julius B 1 Smith and wife, Barbara J. Smith by Roscoe Covington and, wife, Ruth Covington by Deed dated. December 21, 1965, recorded in Deed Book 1312, Page 259, in the Register's Office of Knox County, Tennessee.

**DERIVATION:**

Being the same property conveyed to Jess Letner and wife, Etta Mate Letner by Warranty Deed dated 07/17/1981 of record in the office of the Knox County Register of Deeds as Instrument No. 198107310012319.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville and Knox County, Tennessee, recorded Abstracts and Notice of Lien Lis Pendens against Michael L. White, of record in the office of the Knox County Register of Deeds as Instrument Nos. 201904300063731, 202110140031023, and 202205180087617.

SERVE: MAYOR INDYA KINCANNON, 400 MAIN ST., ROOM 691, KNOXVILLE, TN 37902; MAYOR GLENN JACOBS 400 MAIN ST SW #615, KNOXVILLE, TN 37902.

2. The State of Tennessee record a Lien against Cherokee Homes, Inc., of record in the office of the Knox County Register of Deeds as Instrument No. 201602220048521.

SERVE: ATTORNEY GENERAL JONATHAN SKRMETTI, P.O. BOX 20207 NASHVILLE, TN 37202.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from January 1, 1993 through May 8, 2023 inclusive.

_____

J. Myers Morton BPR#013357

Knox County Law Director's Office

400 Main Street

Suite 612, City-County Building

Knoxville, Tennessee 37902

Office (865) 215-2327

Fax (865) 215-2936

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,013.64**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,437.51**

**TAX ID:** 095DB-032 **TAX SALE:** 24

**TRUSTEE FILE:** 450

**OWNER(S) & ADDRESS(ES):**

LETNER JESS & ETTA MAE

2726 DELROSE DR KNOXVILLE, TN 37914

**COMMON DESCRIPTION:**

0 LENNON ST

**LEGAL DESCRIPTION:**

Situate, Lying and being in the 7th Civil District of Knox County, Tennessee, and described in three tracts as follows:

TRACT I: Lying between Riverside Drive and Delrose Drive and more particularly described and bounded as follows; to-wit:

BEGINNING on a stake located in the Western line of Lennon Street, which stake is located 150 feet southerly as measured along the Western line of Lennon Street from the southeast corner of Lot No. 6 in the Craigland Subdivision as shown by map of record in Map Book 17, page 12, in the Register's Office for Knox County, Tennessee; thence from said beginning point in a westerly direction South 35 degrees, West 125 foot to a stake; thence South 40 degrees 26 minutes East 150 feet to a stake: thence North 35 degrees East 125 feet to a stake in the Western line of Lennon Street; thence with the Western line of Lennon Street North 45 degrees 26 minutes West 150 feet to the beginning.

Being the same property conveyed to Julius B. Smith and wife, Barbara J. Smith, by Billie Jean Childress and Eugene William Larue, by Deed dated September 27, 1963, recorded in Deed Book 1241, Page 554, in the Register's Office of Knox County, Tennessee.

**DERIVATION:**

Being the same property conveyed to Jess Letner and wife, Etta Mae Letner by Warranty Deed dated 07/17/1981 of record in the office of the Knox County Register of Deeds as Instrument No. 198107310012319.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville and Knox County, Tennessee, recorded Abstracts and Notice of Lien Lis Pendens against Michael L. White, of record in the office of the Knox County Register of Deeds as Instrument Nos. 201904300063731, 202110140031023, and 202205180087617.

SERVE: MAYOR INDYA KINCANNON, 400 MAIN ST., ROOM 691, KNOXVILLE, TN 37902; MAYOR GLENN JACOBS 400 MAIN ST SW #615, KNOXVILLE, TN 37902.

2. The State of Tennessee record a Lien against Cherokee Homes, Inc., of record in the office of the Knox County Register of Deeds as Instrument No. 201602220048521.

SERVE: ATTORNEY GENERAL JONATHAN SKRMETTI, P.O. BOX 20207 NASHVILLE, TN 37202.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from January 1, 1993 through May 8, 2023 inclusive.

_____

J. Myers Morton BPR#013357

Knox County Law Director's Office

400 Main Street

Suite 612, City-County Building

Knoxville, Tennessee 37902

Office (865) 215-2327

Fax (865) 215-2936

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,511.04**
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,659.67**

**TAX ID:** 095DB-035 **TAX SALE:** 24
**TRUSTEE FILE:** 451
**OWNER(S) & ADDRESS(ES):**
JESS & ETTA MAE LETNER
2726 DELROSE DR KNOXVILLE
**COMMON DESCRIPTION:**
0 LENNON ST
**LEGAL DESCRIPTION:**
Situated, lying and being the 7th Civil District of Knox County, Tennessee, and described in three tracts as follows:
BEGINNING at a point which is the southernmost corner of Tract No. 2 herein conveyed which adjoins Tract No. I, thence in a southerly direction S. 54 deg. 16 min. E. 350.30 feet to a point; thence S. 50 deg. 52 min. W. 228.0 feet to a point; thence N. 45 deg. 17 min. W. 192.0 feet to a point; thence N. 25 deg. E. 37.18 feet to a point; thence N. 40.00 deg. W. 128.12 feet to a point along the rear of Lot No. 2; thence N. 49 deg. 59 min. E. 125 feet to the point of the beginning containing 1.46 acres more or less, and
Being the same property conveyed to Julius Bn Smith and wife, Barbara J. Smith by Roscoe Covington and wife, Ruth Covington by Deed dated December 21, 1965, recorded in Deed Book 1312, Page 259, in the Register's Office of Knox County, Tennessee.
**DERIVATION:**
Being the same property conveyed to Jess Letner and wife, Etta Mae Letner by Warranty Deed dated 07/17/1981 of record in the office of the Knox County Register of Deeds as Instrument No. 198107310012319.
**INTERESTED PERSONS (ENCUMBRANCES):**
1. The City of Knoxville and Knox County, Tennessee, recorded Abstracts and Notice of Lien Lis Pendens against Michael L. White, of record in the office of the Knox County Register of Deeds as Instrument Nos. 201904300063731, 202110140031023, and 202205180087617.
SERVE: MAYOR INDYA KINCANNON, 400 MAIN ST., ROOM 691, KNOXVILLE, TN 37902; MAYOR GLENN JACOBS 400 MAIN ST SW #615, KNOXVILLE, TN 37902.
2. The State of Tennessee record a Lien against Cherokee Homes, Inc., of record in the office of the Knox County Register of Deeds as Instrument No. 201602220048521.
SERVE: ATTORNEY GENERAL JONATHAN SKRMETTI, P.O. BOX 20207 NASHVILLE, TN 37202.
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE**: NONE
We certify that this opinion represents research from January 1, 1993 through May 8, 2023 inclusive.

_____

J. Myers Morton BPR#013357
Knox County Law Director's Office
400 Main Street
Suite 612, City-County Building
Knoxville, Tennessee 37902
Office (865) 215-2327
Fax (865) 215-2936
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,657.88**
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,345.83**

**TAX ID:** 095FH-021 **TAX SALE:** 24
**TRUSTEE FILE:** 456
**OWNER(S) & ADDRESS(ES):**
Althea Pope
2000 Seminole Avenue
Knoxville, TN
Alternate:
3312 McPherson Street
Knoxville, TN 37921
**COMMON DESCRIPTION:**
2000 Seminole Avenue
56.4 x 141.9 x IRR
**LEGAL DESCRIPTION:**
SITUATED in the First Civil District of Knox County, Tennessee, within the 12th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 1, Block G, Riverview Terrace Addition, as shown on the map of the same of record in Map Cabinet B, Slide 89D (Map Book 14, Page 157), in the Register's Office for Knox County, Tennessee, said lot being bounded and described as shown on map of aforesaid addition, to which map reference is hereby made for a more particular description.
**DERIVATION:**
BEING the same property conveyed to Althea Pope by Quitclaim Deed from the City of Knoxville, dated March 20, 2017, recorded March 22, 2017, in Instrument No. 201703220057838 in the Register's Office for Knox County, Tennessee.
**INTERESTED PERSONS (ENCUMBRANCES):**
Deed of Trust executed by Althea L. Pope to Charles W. Swanson, Trustee and the City of Knoxville, dated March 20, 2017, recorded March 22, 2017, in the original principal amount of $49,635.50, of record in Instrument No. 201703220057840, in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, City of Knoxville, 400 Main St. Suite 691, Knoxville, TN 37902.
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None
**OTHER MATTERS AFFECTING TITLE**:
Subject to Restrictions contained in deed of record in Instrument No. 201703220057838 in Knox County Register's Office, and subject to all matters of record on Cabinet B, Slide 89D (formerly Map Book 14, Page 157) in the Register's Office for Knox County, Tennessee.
We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
Nancy B. Webber, #013162
**PAYMENT INFORMATION**
The Adams Law Firm
8517 Kingston Pk
Knoxville TN 37919
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,946.12**
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,829.72**

**TAX ID:** 098-050 **TAX SALE:** 24
**TRUSTEE FILE:** 468
**OWNER(S) & ADDRESS(ES):**
Brandon S. Gardner and Jennifer L. Brandon
6833 Thorngrove Pike
Knoxville, TN 37914
**COMMON DESCRIPTION:**
6833 Thorn Grove Pike
175 x 100
**LEGAL DESCRIPTION:**
SITUATED in District No. Eight (8) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, and being more fully described as follows:
BEGINNING at an iron pin in the northern line of Thorngrove Pike, said point of BEGINNING being located 949.3 feet, more or less, from the intersection of the northern line of Thorngrove Pike and the centerline of Kodak Road, if projected; said point of beginning also being located at the extreme southwest corner of property conveyed to James Johnson in Deed Book 1235, page 579; thence from said point of beginning and running along the north line of Thorngrove pike in a westerly direction following a curve to the left, in a westerly direction following a curve to the left, the chord of which is South 73 deg. 25 min. 24 sec. West, a chord distance of 106.55 feet to an iron pin; thence continuing along the northwest line of Thorngrove Pike, South 60 deg. 39 min. West, 67.57 feet to an iron pin; thence North 4 deg. 40 min. West, 100 feet to an iron pin; thence North 68 deg. 40 min. East, 175 feet to an iron pin; thence South 3 deg. 32 min. East, 100 feet to an iron pin, the point of BEGINNING, according to the survey of Larry C. Coleman, Surveyor, dated February 15, 1975; and containing 0.36 acres, more or less.
**DERIVATION:**
BEING the same property conveyed to Brandon S. Gardner and wife, Jennifer L. Gardner by Warranty Deed from Eddie L. Monday and wife, Kay J. Monday, dated March 14, 1996, and recorded in Deed Book 2205, page 855, in the Knox County Register's Office.
**INTERESTED PERSONS (ENCUMBRANCES):**
Southeastern Emergency Physicians, LLC d/b/a Ft Sanders Regional Emergency Department filed a Judgment against Brandon Gardner filed January 20, 2017, as Instrument No. 201701200045276, in the Knox County Register's Office. Serve: Registered Agent: The Prentice-Hall Corporation System, Inc., 2908 Poston Avenue, Nashville, TN 37203-1312.
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE**:
The legal description contained in the deed of record in Deed Book 2205, page 855, in the Knox County Register's Office, contains a reversed bearing and a missing bearing and distance. The legal description contained herein is the correct legal of the property and was taken from the previous deed recorded in Deed Book 2089, page 616, in the Knox County Register's Office.
We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
Joseph H. Huie, Attorney
BPR #009104
**PAYMENT INFORMATION**
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,264.92**

**TAX ID:** 106-02401 **TAX SALE:** 24
**TRUSTEE FILE:** 473
**OWNER(S) & ADDRESS(ES):**
Unknown Successor Trustees of
The Roland L. McClain and Evelyn R. McClain Living Trust
Dated April 23, 1997
6305 Creekhead Dr.
Knoxville, TN 37909
**COMMON DESCRIPTION:**
6305 Creekhead Dr.
Knoxville, TN 37909
RL MCCLAIN Subdivision
**LEGAL DESCRIPTION:**
SITUATED in the Fifth (5th) Civil District of Knox County, Tennessee, and within the 43rd Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 1of the R.L.MCCLAIN SUBDIVISION, as shown of record in Instrument no. 200102020050401 in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.
**DERIVATION:**
BEING the same property conveyed to Roland L. McClain and Evelyn R. McClain, Trustees of
The Roland L. McClain and Evelyn R. McClain Living Trust, Dated April 23, 1997, by Quit Claim Deed from Roland L. McClain and Evelyn Roberta McClain, dated July 21, 1997, recorded July 21, 1997 and of record in Book 2256, pate 776, in the Register's Office for Knox County, Tennessee.
**INTERESTED PERSONS (ENCUMBRANCES):**
1. The City of Knoxville recorded a Notice of Lien, against Roland L. McClain and Evelyn Roberta McClain, Trustees Living Trust, 6305 Creekhead Drive, Knoxville, TN 37909, in the amount of $282.50 plus penalty and costs, for lot clearing and debris removal recorded December 5, 2018, as Instrument No. 201812050034703 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
2. The City of Knoxville recorded a Notice of Lien, against Roland L. McClain and Evelyn Roberta McClain, Trustees Living Trust, 6305 Creekhead Drive, Knoxville, TN 37909, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded December 5, 2018, as Instrument No. 201812050034704 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
3. The City of Knoxville recorded a Notice of Lien, against Roland L. McClain and Evelyn Roberta McClain, Trustees Living Trust, 6305 Creekhead Drive, Knoxville, TN 37909, in the amount of $288.00 plus penalty and costs, for lot clearing and debris removal recorded December 5, 2018, as Instrument No. 201812050034705 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
4. The City of Knoxville recorded a Notice of Lien, against Roland L. McClain and Evelyn Roberta McClain, Trustees Living Trust, 6305 Creekhead Drive, Knoxville, TN 37909, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded July 25, 2019, as Instrument No. 201907250006014 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
5. The City of Knoxville recorded a Notice of Lien, against Roland L. McClain and Evelyn Roberta McClain, Trustees Living Trust, 6305 Creekhead Drive, Knoxville, TN 37909, in the amount of $277.00 plus penalty and costs, for lot clearing and debris removal recorded August 28, 2019, as Instrument No. 201908290015008 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
6. The City of Knoxville recorded a Notice of Lien, against Roland L. McClain and Evelyn Roberta McClain, Trustees Living Trust, 6305 Creekhead Drive, Knoxville, TN 37909, in the amount of $233.00 plus penalty and costs, for lot clearing and debris removal recorded November 14, 2019, as Instrument No. 201911140033550 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
7. The City of Knoxville recorded a Notice of Lien, against Roland L. McClain and Evelyn Roberta McClain, Trustees Living Trust, 6305 Creekhead Drive, Knoxville, TN 37909, in the amount of $277.00 plus penalty and costs, for lot clearing and debris removal recorded February 3, 2020, as Instrument No. 202002030051287 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
8. The City of Knoxville recorded a Notice of Lien, against Roland L. McClain and Evelyn Roberta McClain, Trustees Living Trust, 6305 Creekhead Drive, Knoxville, TN 37909, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded August 12, 2021, as Instrument No. 202108120012518 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
9. The City of Knoxville recorded a Notice of Lien, against Roland L. McClain and Evelyn Roberta McClain, Trustees Living Trust, 6305 Creekhead Drive, Knoxville, TN 37909, in the amount of $211.00 plus penalty and costs, for lot clearing and debris removal recorded February 2, 2022, as Instrument No. 202202220064784 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
10. The City of Knoxville recorded a Notice of Lien, against Roland L. McClain and Evelyn Roberta McClain, Trustees Living Trust, 6305 Creekhead Drive, Knoxville, TN 37909, in the amount of $288.00 plus penalty and costs, for lot clearing and debris removal recorded February 1, 2023 as Instrument No. 202302010042843 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.
**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**
Evelyn Roberta McClain died on or about January 11, 2013. Roland L. McClain died on or about January 31, 2015. Probate found for Roland McClain in the Knox County Chancery Court, probate division docket number P-17-795253.
**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE
**OTHER MATTERS AFFECTING TITLE**:
No Certification or Declaration of Trust found in the Register's Office.
We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.
**ATTORNEY NAME AND BPR NUMBER**
Nancy B. Webber #013162
**PAYMENT INFORMATION**
The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,111.32**
**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,766.81**

**TAX ID:** 107CC-009 **TAX SALE:** 24
**TRUSTEE FILE:** 480
**OWNER(S) & ADDRESS(ES):**
Homer H. Cole (deceased) and wife, Pearl D. Cole (deceased) (listed in public records)
4304 Lonas Drive, Knoxville, TN 37909
**COMMON DESCRIPTION:**
4304 Lonas Drive, Knoxville, TN 37909
**LEGAL DESCRIPTION:**
SITUATED in Civil District Number Five (5) (formerly 8) of Knox County, Tennessee, within the 50th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 13, Block D, Hollywood Hills Subdivision, as shown by map of same of record in Plat Cabinet B, Slide 139-C (formerly Map Book 15, page 109), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, and being more fully described as follows:
BEGINNING at an iron pin in the South line of Lonas Road at the common corner between Lot 12 and Lot 13, said BEGINNING point being distant 100 feet Westerly from the Southwest corner of Lonas Road and Hopeway; Thence, from said BEGINNING point with the dividing line between Lot 12 and Lot 13, South 24 deg. 42 min. East, 150 feet to an iron pin in the line of Lot 11; Thence, with the dividing line between Lot 11 and Lot 13, South 65 deg. 43 min. West, 100 feet to an iron pin in the Southeast corner of Lot 14; thence, with the dividing line between Lot 13 and Lot 14, North 24 deg. 42 min. West, 150 feet to an iron pin in the South line of Lonas Road; Thence, with said South line, North 65 deg. 43 min. East, 100 feet to the place of BEGINNING; according to the survey of Batson and Himes, Engineers, Knoxville, TN dated July 28, 1955.
BEING the same property conveyed to Homer H. Cole and wife, Pearl D. Cole, from Raymond R. Thomas and wife, Betty Jean Thomas, by Warranty Deed dated July 9, 1957, and recorded on July 18, 1957 in Warranty Deed Book 1052, page 399, in the Register's Office for Knox County, Tennessee.
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.
**DERIVATION:**
BEING the same property conveyed to Homer H. Cole and wife, Pearl D. Cole, from Raymond R. Thomas and wife, Betty Jean Thomas, by Warranty Deed dated July 9, 1957, and recorded on July 18, 1957 in Warranty Deed Book 1052, page 399, in the Register's Office for Knox County, Tennessee.
**INTERESTED PERSONS (ENCUMBRANCES):**
1. 2011 Knox County taxes are delinquent in the amount of $955.57, if paid in 2/2023;
2012 Knox County taxes are delinquent in the amount of $1,088.00, if paid in 2/2023;
2013 Knox County taxes are delinquent in the amount of $1,003.16, if paid in 2/2023;
2014 Knox County taxes are delinquent in the amount of $942.32, if paid in 2/2023;
2015 Knox County taxes are delinquent in the amount of $881.48, if paid in 2/2023;
2016 Knox County taxes are delinquent in the amount of $820.64, if paid in 2/2023;
2017 Knox County taxes are delinquent in the amount of $841.81, if paid in 2/2023;
2018 Knox County taxes are delinquent in the amount of $773.95, if paid in 2/2023;
2019 Knox County taxes are delinquent in the amount of $706.09, if paid in 2/2023;
2020 Knox County taxes are delinquent in the amount of $938.23, if paid in 2/2023;
2021 Knox County taxes are delinquent in the amount of $744.92, if paid in 2/2023;
2022 Knox County taxes are due in the amount of $456.00 and become delinquent March 1, 2023.
2. 2011 Knoxville City taxes are delinquent in the amount of $1,038.49, if paid in 2/2023;
2012 Knoxville City taxes are delinquent in the amount of $1,312.91, if paid in 2/2023;
2013 Knoxville City taxes are delinquent in the amount of $1,533.84, if paid in 2/2023;
2014 Knoxville City taxes are delinquent in the amount of $1,254.98, if paid in 2/2023;
2015 Knoxville City taxes are delinquent in the amount of $1,159.63, if paid in 2/2023;
2016 Knoxville City taxes are delinquent in the amount of $2,880.61, if paid in 2/2023;
2017 Knoxville City taxes are delinquent in the amount of $1,574.44, if paid in 2/2023;
2018 Knoxville City taxes are delinquent in the amount of $3,816.15, if paid in 2/2023;
2019 Knoxville City taxes are delinquent in the amount of $2,241.85, if paid in 2/2023;
2020 Knoxville City taxes are delinquent in the amount of $752.28, if paid in 2/2023;
2021 Knoxville City taxes are delinquent in the amount of $1,135.29, if paid in 2/2023;
2022 Knoxville City taxes are due in the amount of $1,054.13 and become delinquent March 1, 2023.
3. City of Knoxville Notice of Liens recorded as Instrument Numbers 201608090009391; Instrument Number 201610120023762; Instrument Number 201612210039492; Instrument Number 201707190004040; Instrument Number 201801220043225; Instrument Number 201802090047146; Instrument Number 201807260005489; Instrument Number 201809180018027; Instrument Number 201810260026766; Instrument Number 201812060035101; Instrument Number 201908060009067; Instrument Number 201910300029619; Instrument Number 201912050038571; Instrument

Number 202101200058751; Instrument Number 202108180014036; Instrument Number 202202220064891; and Instrument Number 202211170029724, in the Register's Office for Knox County, Tennessee.

4. Knox County and City of Knoxville Abstract and Notice of Lien Lis Pendens, recorded as Instrument Numbers 201904300063731; Instrument Number 202110140031023, and Instrument Number 202205180087617, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville Order recorded as Instrument Number 201712200037893, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville Complaint recorded as Instrument Number 201711160031078, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Homer H. Cole died intestate on or about April 13, 1973. The Estate of Homer H. Cole was probated in the Chancery Court for Knox County, Tennessee, as File No. 26278.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, Restrictions and zoning ordinances as shown by map of record in Plat Cabinet B, Slide 139-C, and in Warranty Deed Book 894, page 377, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

4. Pearl D. Cole died in 1966 and Homer H. Cole died intestate in 1973. The Estate of Homer H. Cole was probated in Docket Number 26279, in the Chancery Court for Knox County, Tennessee, Probate Division, stating heirs are his wife (remarried), Edith Cole (poss deceased), and children; Roy Cole (deceased), Helen Dellinger (deceased), Norma Rae Letsigner (deceased), and Walker Cole (deceased). Subject to any heirs and creditor claims of the deceased, including but not limited to TNCare.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 10,060.28**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 22,564.50**

**TAX ID:** 107DG-013 **TAX SALE:** 24

**TRUSTEE FILE:** 484

**OWNER(S) & ADDRESS(ES):**

John W. Taylor and Patricia Taylor
3701 Dance Avenue
Knoxville, TN 37919

**COMMON DESCRIPTION:**

3701 Dance Avenue
86.94 x 89.94 x IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 50th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 258R, Property of John Taylor, et. al., as shown on the map of same of record in Map Cabinet F, Slide 185-B, in the Knox County Register's Office, to which map specific reference is hereby made for a more particular description.

**DERIVATION:**

BEING the same property conveyed to John W. Taylor and wife, Patricia Taylor by Warranty Deed from Marilyn L. Taylor, single, dated September 6, 1985, and recorded in Deed Book 1863, page 611, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville filed Notices of Liens against John W. and Patricia Taylor recorded as Instrument Nos. 201801220043274, 201802090047138, 201807250005447, 201809180017995, 201811060029096, 201812130036586, 201907100002481, 201908290015009, 201910290029491, 201911200035321, 202101200058732, 202108120012414, 202211090028060 and 202108100011222, all in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

2. City of Knoxville filed a Complaint against John W. Taylor and Patricia Taylor filed November 18, 2019, as Instrument No. 201911180034410, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

3. City of Knoxville filed an Order against John W. Taylor and Patricia Taylor filed /December 18, 2019, as Instrument No. 201912180041439, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

4. ORNL Federal Credit Union filed a Judgment against Patricia Taylor filed June 7, 2018, as Instrument No. 201806070072759, in the Knox County Register's Office.

Serve: ORNL Federal Credit Union c/o Joshua R. Holden, Esquire, P.O. Box 2428, Knoxville, TN 37901.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Matters depicted or disclosed by map recorded in Map Cabinet F, Slide 185-B, in the Knox County Register's Office.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Tracey M. Axtell, Attorney
BPR #018125

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,922.32**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 22,708.42**

**TAX ID:** 107EB-013 **TAX SALE:** 24

**TRUSTEE FILE:** 485

**OWNER(S) & ADDRESS(ES):**

Edna Corbin (title owner, deceased)
4131 Apex Dr.
Knoxville, TN 37919
Charles Thomas Corbin, Jr. (Life Estate)
(per estate of Edna Corbin, predeceased)
Surviving Children of Edna Corbin (Life Estates):
James Alfred Corbin (possibly deceased, no probate found)
Lonnie Eugene Corbin AKA Loanie Eugene Corbin (deceased 5/29/99, no probate found)
David Tad Corbin (deceased 4/13/2012 per Obit; no probate found)
Sheila Darlene Dills AKA Sheila Darlene Corbin Thomas
Address for above shown as:
4131 Apex Dr.
Knoxville, TN 37919
Rose Marie James
921 Rose Petal Lane
Knoxville, TN 37938
Richard Patrick Corbin
3505 Lyle Dr.
Knoxville, TN 37919
Alternative Address found:
3091 Dutch Valley Rd.
Washburn, TN 37888
Remainder to her surviving grandchildren, listed in probate file as:
Richard Patrick Corbin Jr.
Melanie Corbin Wicks
Charles Thomas Corbin
James Russell Corbin
Rachael Corbin
Loanie James Corbin
David James Corbin
Shaun Patrick Corbin
Wendy Marie Dills
Misty Dills
Charles Thomas Corbin
Tammy Darlene James
Virgil Patrick James

**COMMON DESCRIPTION:**

4131 Apex Dr.
80 x 200
Pt 187A and 188-A, B. H. Spankle's Second Addition

**LEGAL DESCRIPTION:**

SITUATED in District No 5, formerly 8, of Knox County, Tennessee and with the corporate limits of the City of Knoxville, Tennessee the same being part of Lot 187-A and Lot 188-A, B. H. Spankle's Second Addition to Knoxville, according to map of same of record in Cabinet B, Slide 77A (formerly Map Book 14, Page 106) , Register's Office, Knox County, Tennessee, to which map specific reference is hereby made for a more particular description and being more particularly described as follows:

BEGINNING at a point in the North line of Apex Drive (formerly Summit Avenue), distant 160 feet Easterly from the intersection of Apex Drive and Wilson Street; thence from said beginning point in a Northerly direction parallel with Wilson Street, 200 feet to the South line of Lot 187-B; thence with the line of Lot 187-B and Lot 188-B in an Easterly direction, 80 feet to a point; thence in a Southerly direction 200 feet to the North line of Apex Drive; thence with said line in a Westerly direction, 80 feet to the place of BEGINNING.

**DERIVATION:**

Being the same property as conveyed to Edna Corbin (a widow) by Warranty Deed from Timothy Keith James and wife, Rose Marie Corbin James, dated June 11, 1981, recorded April 21, 1982 in Book 1756 Page 803 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville and Knox County recorded an Abstract and Notice of Lien Lis Pendens against Delinquent Taxpayers and Property Owners, of record in Instrument No. 201904300063731 in the Register's Office for Knox County, Tennessee. Attorney for City of Knoxville, Douglas Gordon, PO Box 1631, Knoxville, TN 37901 and Attorney for Knox County, David L. Buuck, PO Box 70, Knoxville, TN 37901. Serve: The City of Knoxville, Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902, and Knox County, Glenn Jacobs, Mayor, 400 Main Street, Suite 615, Knoxville, TN 37902.

2. City of Knoxville recorded a Notice of Lien, filed by Jimmy Brown Johnson, Attorney, 400 Main Street, Knoxville, TN 37902, against Edna Corbin, 4131 Apex Dr. Knoxville, TN 37919 for debris removal in the amount of $277.00, of record in Instrument No. 202108120012546, of record in Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 3790

3. City of Knoxville recorded a Notice of Lien, filed by Jimmy Brown Johnson, Attorney, 400 Main Street, Knoxville, TN 37902, against Edna Corbin, 4131 Apex Dr. Knoxville, TN 37919 for debris removal in the amount of $266.00, of record in Instrument No. 202108120012555 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

4. City of Knoxville recorded a Notice of Lien, filed by Jimmy Brown Johnson, Attorney, 400 Main Street, Knoxville, TN 37902, against Edna Corbin, 4131 Apex Dr. Knoxville, TN 37919 for debris removal in the amount of $266.00, of record in Instrument No. 202110050028104 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

5. The City of Knoxville and Knox County recorded an Abstract and Notice of Lien Lis Pendens against Delinquent Taxpayers and Property Owners, of record in Instrument No. 202110140031023 in the Register's Office for Knox County, Tennessee. Attorney for City of Knoxville, Douglas Gordon, PO Box 1631, Knoxville, TN 37901 and Attorney for Knox County, David L. Buuck, PO Box 70, Knoxville, TN 37901. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902 and Glenn Jacobs, Mayor of Knox County, 400 Main Street, Suite 516, Knoxville, TN 37902.

6. City of Knoxville recorded a Notice of Lien, filed by Jimmy Brown Johnson, Attorney, 400 Main Street, Knoxville, TN 37902, against Edna Corbin, 4131 Apex Dr. Knoxville, TN 37919 for debris removal in the amount of $266.00, of record in Instrument No. 202202220064853 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

7. The City of Knoxville and Knox County recorded an Abstract and Notice of Lien Lis Pendens against Delinquent Taxpayers and Property Owners, of record in Instrument No. 202205180087617 in the Register's Office for Knox County, Tennessee. Attorney for City of Knoxville, Douglas Gordon, 400 Main St. Suite 699, Knoxville, TN 37902 and Attorney for Knox County, J Myers Morton, 400 Main St. Suite 612,, Knoxville, TN 37902. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902 and Glenn Jacobs, Mayor of Knox County, 400 Main Street, Suite 516, Knoxville, TN 37902.

8. City of Knoxville recorded a Notice of Lien, filed by Jimmy Brown Johnson, Attorney, 400 Main Street, Knoxville, TN 37902, against Edna Corbin, 4131 Apex Dr. Knoxville, TN 37919 for debris removal in the amount of $266.00, of record in Instrument No. 202207250005348 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

9. City of Knoxville recorded a Notice of Lien, filed by Jimmy Brown Johnson, Attorney, 400 Main Street, Knoxville, TN 37902, against Edna Corbin, 4131 Apex Dr. Knoxville, TN 37919 for debris removal in the amount of $200.00, of record in Instrument No. 202211170029670 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

10. City of Knoxville Neighborhood Codes Enforcement, Scott Elder, Manager, recorded a Complaint against Edna Corbin, deceased, David T. Corbin, deceased, Charles T. Corbin, deceased, James A. Corbin, deceased, Loannie E. Corbin, deceased, Richard P. Corbin, Shelia Thomas, Rose Marie James for unfit property conditions, of record in Instrument No. 202301120039494 in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Closed estate of Edna Corbin, Docket No. 51629-1.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,860.64**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,207.29**

**TAX ID:** 107FH-013 **TAX SALE:** 24

**TRUSTEE FILE:** 490

**OWNER(S) & ADDRESS(ES):**

Donald W. Williams
605 Forest View Rd.
Knoxville, TN 37919

**COMMON DESCRIPTION:**

605 Forest View Rd.
Lot 1, Block C, Lonas Heights

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 49th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot No. 1, Block C, Lonas Heights Addition as shown by map of same of record in Cabinet B Slide 359C in the Register's Office for Knox County Tennessee and being more particularly described as follows:

BEGINNING at an iron pin marking the point of intersection of the West line of Forest View Road with the South line of Eastern Drive if produced, said iron pin marking common corner of Lots 1 & 2; thence South 70 deg. 55 min West with the dividing line between Lots 1 & 2, 175.98 ft. to an iron pin; thence South 18 deg. 49 min East with Monday's property, 100.01 ft. to an iron pin; thence North 70 deg. 55 min East with Lonas' North line, 176.52 ft to an iron pin; thence North 19 deg. 5 min West with Forest View Road, 100 ft. to the POINT OF BEGINNING as shown by survey of W E Lack,Engineer dated 5/4/61.

**DERIVATION:**

Being the same property conveyed to Donald W. Williams, single, by Warranty Deed from Ruby Suffridge Robetrs, et al, dated June 25, 1993 and recorded June 28, 18993 in Book 2109 Page 641 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Neighborhood Codes Enforcement recorded a Complaint in favor of the City of Knoxville for unsafe conditions of record in Instrument No. 201411210028547 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

2. Neighborhood Codes Enforcement recorded an Order in favor of the City of Knoxville for unsafe conditions of record in Instrument No. 201412090031591 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

3. Neighborhood Codes Enforcement recorded a Complaint in favor of the City of Knoxville for unsafe conditions of record in Instrument No. 201809130017230 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902.

4. Neighborhood Codes Enforcement recorded an Order in favor of the City of Knoxville for unsafe conditions of record in Instrument No. 201810080022752 in the Register's Office for Knox County, Tennessee. Serve: Indya Kincannon, Mayor, 400 Main Street, Suite 691, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,217.83**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,516.95**

**TAX ID:** 107GE-004 **TAX SALE:** 24

**TRUSTEE FILE:** 493

**OWNER(S) & ADDRESS(ES):**

Juanita C. Crawford
4930 Lonas Rd
Knoxville, TN 37909

**COMMON DESCRIPTION:**

49[illegible]na.
Lot [illegible]ley

**LEGAL DESCRIPTION:**

SIT[illegible]D in District No. 5 of Knox County, Tennessee, and within the 48th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEING known and designated as all of Lot No. 9, of the property of L.W. Buckley as shown by map of said property of record in Cabinet D Slide 183B (Map Book 39-S, Page 62), in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin on the southeast side of Lonas Road at the common corner of Lots 9 and 10, said iron pin being located 801.8 feet in a southwesterly direction from the intersection of the West line of Coleman Road and the South line of Lonas Road; thence from said beginning point and running with the common dividing line of Lots 9 and 10, South 36 deg. 49 min. East, 200.8 feet to an iron pin; thence South 58 deg. 13 min. West, 100 feet to an iron pin corner to Lot 8; thence with the common dividing line of Lots 8 and 9, North 36 deg. 49 min. West, 200.8 feet to an iron pin on the South side of Lonas Road; thence with the South line of Lonas Road, North 58 deg. 13 min. East, 100 feet to an iron pin the point of BEGINNING, according to survey of G.T. Trotter, Jr., Surveyor, Knoxville, Tennessee, dated March 12, 1965.

Less and except property conveyed to City of Knoxville in Book 1296 Page 342 in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING the same property conveyed to Juanita C. Crawford by Quitclaim Deed from Johnson T Crawford dated July 20, 1978 and recorded July 25, 1978 in Book 1649 Page 561 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** none found

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none found

**OTHER MATTERS AFFECTING TITLE:**

Subject to matters shown on plat of record in Cab D slide 183B in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville. TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,683.08**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,403.86**

**TAX ID:** 107NC-00201 **TA[illegible]:** 24

**TRUSTEE FILE:** 495

**OWNER(S) & ADDRE[illegible]S):**

Tompat Properties L[illegible]
47[illegible]k
Kno[illegible] T[illegible] 19[illegible]
Regi[illegible]ent:
Thon[illegible] Weiss
9050 [illegible]ecutive Park Dr.

PAID
PAID

Knoxville, TN 37923-4669

**COMMON DESCRIPTION:**

125 S. Forest Park Dr.
Lot 1R, Tompat Properties LP
216.85 x 135.51 x IRR

**LEGAL DESCRIPTION:**

Situated in District No. 5 of Knox County, Tennessee, and within the 24th Ward of the City of Knoxville, Tennessee, and being all of Lot 1R, Final Plat of the Resubdivision of the Tompat Properties, LP, as shown on plat of same of record in Instrument No. 201612060036086 in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description thereof.

**DERIVATION:**

BEING part of the property conveyed to Tompat Properties LP by Quit Claim Deed from Holrob-Weiss General Partnership dated March 8, 2006 and recorded March 13, 2006 in Instrument No. 200603130076207 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Deed of Trust executed by Tompat Properties LP to David Reynolds, Trustee for Peoples Bank of the South, dated May 4, 2007 and recorded in Instrument No. 200705140092882 in the original principal amount of $3,527,500.00, and modified in Instrument No. 201902120047584, Knox County Register's Office. Serve: Registered Agent David Reynolds, 106 W. Central Ave. La Follette, TN 37766-3569.

2. Deed of Trust executed by Tompat Properties LP to David Reynolds, Trustee for Peoples Bank of the South, dated March 3, 2020 and recorded in Instrument No. 2020003160061123 in the original principal amount of $151,157.87. Knox County Register's Office. Serve: Registered Agent David Reynolds, 106 W. Central Ave. La Follette, TN 37766-3569.

3. Deed of Trust executed by Tompat Properties LP to David Reynolds, Trustee for Peoples Bank of the South, dated February 3, 2023 and recorded in Instrument No. 202302030043450 in the original principal amount of $201,887.87. Knox County Register's Office. Serve: Registered Agent David Reynolds, 106 W. Central Ave. La Follette, TN 37766-3569.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None found

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None found

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to terms of Stormwater Covenants of record in Instrument Nos. 200707090002381 and 200709100022224, Knox County Register's Office.

2. Subject to rights of Norfolk Southern Railroad.

3. Subject to terms of Reciprocal Easement Agreement of record in Instrument No. 201612210039328.

4. Subject to all matters shown on plat of record in Instrument Nos. 201612060036086, 200709130023102 and 201006160078507.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville. TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 54,100.11**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 71,985.14**

**TAX ID:** 108AA-035 **TAX SALE:** 24

**TRUSTEE FILE:** 498

**OWNER(S) & ADDRESS(ES):**

Travis Lee Collins and Vickie D. Whitaker
3451 Reagan Avenue
Knoxville, TN 37919

**COMMON DESCRIPTION:**

3451 Reagan Avenue
50 x 125

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 24th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 26 in Grove Heights Addition to Knoxville, Tennessee, fronting 50 feet on the north side of Reagan (formerly Keener) Avenue, and extending back in a northerly direction between parallel lines, 125 feet to an alley, as shown on the map of said Grove Heights Addition, which is of record in the Knox County Register's Office. Said premises are improved with dwelling designated as 3451 Reagan Avenue.

**DERIVATION:**

BEING the same property conveyed to Darrell Lynn Collins by Warranty Deed from Donald Winters and wife, Anna Winters (being one and the same person as Anna Lou Winters), dated October 29, 1984, and recorded in Deed book 1831, page 979, in the Knox County Register's Office. Darrell Lynn Collins is now deceased, having died intestate on or about November 15, 1989, leaving Travis Lee Collins and Vicki D. Whitaker as his sole surviving heirs at law. See Affidavits of Inheritance recorded as Instrument Nos. 200904170066430 and 200904170066431, both in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville filed Notices of Liens against Vickie D. Whitaker and Travis Lee Collins recorded as Instrument Nos. 202211100028483, 202207250005288, 202202250066194, 202110050028137, 202108120012457, 201912050038583, 201910300029648, 201909130018633, 201908060009044, 201812070035476, 201809180018036 and 201801100041301, , in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902

2. City of Knoxville filed an Order against Vickie D. Whitaker and Travis Lee Collins filed April 17, 2017, as Instrument No. 201704170063321, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902

3. City of Knoxville filed a Complaint against Vickie D. Whitaker and Travis Lee Collins filed March 17, 2017, as Instrument No. 201703170056722, in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Matters depicted or disclosed by map recorded in Map Book 3, page 65 (Map Cabinet A, Slide 70-C), in the Knox County Register's Office. Note: The deed description does not include the recording information for the plat.

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Joseph H. Huie, Attorney
BPR #009104

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,985.68**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 25,701.45**

**TAX ID:** 108AD-001 **TAX SALE:** 24

**TRUSTEE FILE:** 499

**OWNER(S) & ADDRESS(ES):**

Timothy C. Gibson
P.O. Box 11124
Knoxville, TN 37939

**COMMON DESCRIPTION:**

0 Sutherland Ave.

**LEGAL DESCRIPTION:**

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 24th Ward of the City of Knoxville, Tennessee, and being a certain tract and parcel of land lying immediately adjacent to and contiguous with the Tract I, on the east side thereof, and being more particularly bounded and described as follows:

BEGINNING at a point in the north right-of-way line of Sutherland Avenue, at the east wall of the building at 2515 Sutherland Avenue; thence in an easterly direction with the north line of Sutherland Avenue at a distance of 56 feet, 10 inches to a point, in the southwest corner of property of the City of Knoxville; thence in a northerly direction with the western line parallel to the east face of the building described in Tract I, a distance of 42 feet, 2 inches to a point in the south line of Division Street (said point being approximately 115 feet 9 inches northwest of the intersection of Division Street and Sutherland Avenue, measured along the southern line of Division Street); thence in a northwestern direction with the south line of Division Street, a distance of 58 feet to a point in the east wall at the northeast corner of the building described in Tract I hereinabove; thence in a southerly direction with the east wall of said building, 57 feet to the point or place of BEGINNING.

**DERIVATION:**

BEING part of the same property conveyed to Timothy C. Gibson, married by Warranty Deed from Ronald David Wells, Executor and Rebecca Sue Brown, Devisee under the Last Will and Testament of Charles Gene Brown, dated June 6, 2008, recorded June 18, 2008 and of record in Instrument No. 200806180094831, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** Subject to Utility Easement of record in Instrument No. 200807070001521 in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,897.12**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,021.62**

**TAX ID:** 108AD-002 **TAX SALE:** 24

**TRUSTEE FILE:** 500

**OWNER(S) & ADDRESS(ES):**

Timothy C. Gibson
2515 Sutherland Avenue, Knoxville, TN 37919
P.O. Box 11124, Knoxville, TN 37939
800 Freels Lane, Knoxville, TN 37922

**COMMON DESCRIPTION:**

2515 Sutherland Avenue, Knoxville, TN 37919

**LEGAL DESCRIPTION:**

TRACT I:

SITUATED in the Fifth (5th) Civil District of Knox County, Tennessee, and within the 24th Ward of the City of Knoxville, Tennessee, being more particularly described as follows:

BEGINNING at a point 210 feet and continuing in westerly direction from the point of intersection of the north line of Sutherland Avenue and the southern line of Division Street, marking the southeast corner of the real property owned by Ross Lane, then in an easterly direction 50 feet to the southwest corner of the property owned by Sprankle and Fretz, thence extending in a parallel line in a northerly direction to Division Street. Being improved with a building known as 2515 Southerland Avenue.

TRACT II:

BEING a certain tract of land lying immediately adjacent to and contiguous with the Tract I, on the east side thereof, situated, lying and being in the Fifth (5th) Civil District of Knox County, Tennessee, and within the 24th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the north right-of-way line of Southerland Avenue, at the east wall of the building at 2515 Southerland Avenue. Thence in an easterly direction with the north line of Southerland Avenue at a distance of 56 feet, 10 inches to a point, in the southwest corner of property of the City of Knoxville; thence in a northerly direction with the western line parallel to the east face of the building described in Tract I, a distance of 42 feet, 2 inches to a point in the south line of Division Street (said point being approximately 115 feet 9 inches northwest of the intersection of Division Street and Southerland Avenue, measured along the southern line of Division Street); thence in a northwestern direction with the south line of Division Street a distance of 58 feet to a point in the east wall at the northeast corner of the building described in Tract I hereinabove; thence in a southerly direction with the east wall of said building, 57 feet to the point or place of beginning.

BEING the same property conveyed to Timothy C. Gibson, married, from Ronald David Wells, Executor and Rebecca Sue Brown, Devisee under the Last Will and Testament of Charles Gene Brown by Tennessee General Warranty Deed dated June 6, 2008, and filed of record June 18, 2008 as Instrument Number 200806180094831, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Timothy C. Gibson, married, from Ronald David Wells, Executor and Rebecca Sue Brown, Devisee under the Last Will and Testament of Charles Gene Brown by Tennessee General Warranty Deed dated June 6, 2008, and filed of record June 18, 2008 as Instrument Number 200806180094831, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. City of Knoxville recorded Notice of Lien on January 22, 2018 as Instrument Number 201801220043243, in the Register's Office for Knox County, Tennessee.

2. City of Knoxville recorded Notice of Lien on November 14, 2019 as Instrument Number 201911140033596, in the Register's Office for Knox County, Tennessee.

3. 2012 Knox County taxes are delinquent in the amount of $443.18, if paid in 01/2023

2013 Knox County taxes are delinquent in the amount of $1,135.64, if paid in 01/2023

2014 Knox County taxes are delinquent in the amount of $1,065.98, if paid in 01/2023;

2015 Knox County taxes are delinquent in the amount of $996.32, if paid in 01/2023;

2016 Knox County taxes are delinquent in the amount of $926.66, if paid in 01/2023;

2017 Knox County taxes are delinquent in the amount of $804.77, if paid in 01/2023;

2018 Knox County taxes are delinquent in the amount of $739.61, if paid in 01/2023;

2019 Knox County taxes are delinquent in the amount of $674.45, if paid in 01/2023;

2020 Knox County taxes are delinquent in the amount of $909.29, if paid in 01/2023;

2021 Knox County taxes are delinquent in the amount of $721.73, if paid in 01/2023;

2022 Knox County taxes are due in the amount of $397.00.

4. 2017 Knoxville City taxes are delinquent in the amount of $248.12, if paid in 01/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,485.29, if paid in 01/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,236.85, if paid in 01/2023;

2020 Knoxville City taxes are delinquent in the amount of $714.06, if paid in 01/2023;

2021 Knoxville City taxes are delinquent in the amount of $513.40, if paid in 01/2023;

2022 Knoxville City taxes are due and payable in the amount of $550.11.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to KUB utility easement of record as Instrument Number 200807070001521, in the Register's Office for Knox County, Tennessee.

2. Restrictions, setback lines and drainage and utility easements as per governmental zoning ordinances.

3. Subject to right of way easement to South Central Bell Telephone Company of record in Warranty Deed Book 1777, Page 587, in the Register's Office for Knox County, Tennessee.

4. Legal description is not a proper metes and bounds description and appears to have a call omitted – survey is recommended.

5. The prior deed of record recorded as Instrument Number 200312040058978 appears to be missing a seal for the Notary Public.

6. Prior owners David E. Smith and wife, Katheryn D. Smith conveyed this property to Premier Properties, Inc. in Book 2212, Page 719, then further conveyed the property via Correction Deed to Premium Properties, Inc. in Instrument 200312040058977 stating it was conveyed in error to Premier Properties, Inc. Premium Properties, Inc. then conveyed the property back to David E. Smith, and wife Katheryn D. Smith in Instrument Number 200312040058978, all in the Register's Office for Knox County, Tennessee. Premium Properties, Inc. does not come up as an Active entity in a Tennessee Secretary of State website search during the time they owned the property nor when they conveyed the property back to David E. Smith and wife Katheryn D. Smith. Possible deed needed from the Shareholders of the dissolved corporation or need proof that Premium Properties, Inc. was active and in existence during this time.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 1,029.29**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,911.52**

**TAX ID:** 108AD-004 **TAX SALE:** 24

**TRUSTEE FILE:** 502

**OWNER(S) & ADDRESS(ES):**

SHIRLEY M. GIBSON
PO BOX 11124 KNOXVILLE

**COMMON DESCRIPTION:**

2525 Sutherland Ave.

**LEGAL DESCRIPTION:**

SITUATED in District Five (5) of Knox County, Tennessee and within Ward 24 of the City of Knoxville, Tennessee, and being more particularly described as follows:

LYING on the southern side of Division Street, fronting 57.3 feet thereon and running back in a southerly direction 100 feet on the eastern line and 103 feet on the western line and being more particularly described as follows:

BEGINNING on an iron pin in the southern line of Division Street, distant South 85 deg. 50 min. East 405 feet from the intersection of the eastern line of Cary Street, with the southern line of Division Street and running thence South 8 deg. East 103 feet to an iron pin; thence running South 88 deg. SO min. East 56.8 feet to an iron pin; thence North 8 deg. West 100 feet to an iron pin in the southern line of Division Street; thence North 85 deg. SO min. West with the southern line of Division Street 57.3 feet to the POINT OF BEGINNING, as shown by survey of Lack & Blakely, Engineers, Knoxville, Tennessee, dated February 17, 1942.

BEING the same property devised to the Grantors by Last Will and Testament of Nellie Orena Newberry, which Will was admitted to probate on October 2, 1998 and is of record in Will Book 120, page 482 in the Chancery Court for Knox County, Tennessee, Probate Division. See also Last Will and Testament of Sam C. Henry, Will Book 38, page 33, in said Probate Division, whereby the tract herein conveyed was devised to Nellie O. Newberry. See also Warranty Deed to Sam C. Henry and wife, Myrtle Bell Henry, dated February 18, 1942, of record in Deed Book 635, page 511 in the Office of the Register of Deeds for Knox County, Tennessee. Myrtle Bell Henry predeceased Sam C. Henry, rendering Sam C. Henry the surviving tenant by the entireties as to the tract herein conveyed.

**DERIVATION:**

Being the same property conveyed to Shirley M. Gibson by Warranty Deed dated 07/13/2010of record in the office of the Knox County Register of Deeds as Instrument No. 201007130002291.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded Liens against Shirley M. Gibson, of record in the office of the Knox County Register of Deeds as Instrument Nos. 201710060021905, 201808230012433, 202101200058637, 202208110009717, 202209090016171, 202211100028499, 202211170029901, and 202302140044842.

SERVE: MAYOR INDYA KINCANNON, 400 MAIN ST., ROOM 691, KNOXVILLE, TN

2. The City of Knoxville and Knox County, Tennessee, recorded Abstracts and Notice of Lien Lis Pendens against Michael L. White, of record in the office of the Knox County Register of Deeds as Instrument Nos. 201904300063731, 202110140031023, and 202205180087617.

SERVE: MAYOR INDYA KINCANNON, 400 MAIN ST., ROOM 691, KNOXVILLE, TN 37902; MAYOR GLENN JACOBS 400 MAIN ST SW #615, KNOXVILLE, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from January 1, 1993 through May 8, 2023 inclusive.

_____

J. Myers Morton BPR#013357
Knox County Law Director's Office
400 Main Street
Suite 612, City-County Building
Knoxville, Tennessee 37902
Office (865) 215-2327
Fax (865) 215-2936

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 269.83**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 16,093.86**

**TAX ID:** 109BB-00801 **TAX SALE:** 24

**TRUSTEE FILE:** 507

**OWNER(S) & ADDRESS(ES):**

Jack Martin King and wife, Charlotte King
909 Kingland Avenue, Knoxville, TN 37920

**COMMON DESCRIPTION:**

909 Kingland Avenue, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in District No. Nine of Knox County, Tennessee, and within the 26th Ward of the City of Knoxville, Tennessee, and being a tract of land on Kingland Avenue, and being more particularly bounded and described as follows:

BEGINNING at an existing iron pin in the Northwestern right-of-way line of Kingland Avenue, said iron pin being a common corner to the property herein described and Lot 8 of Davenport Heights Second Addition; and being located in a Northeasterly direction 140 feet from the point of intersection of said line of Kingland Avenue with the Eastern right-of-way line of Davenport Road; thence, from said beginning point and with the common dividing line between the property herein described and Lot 8 of Davenport Heights, Second Addition, North 25 deg. 42 min. West, 147.03 feet to an existing iron pin, a common corner to the property herein described and Lot 8 of Davenport Heights, Second Addition; thence, with the common dividing line of the property herein described and Lots 8 and 7 of Davenport Heights, Second Addition, South 64 deg. 49 min. West, 110.09 feet to an iron pin in the Eastern right-of-way line of Davenport Road; thence, with said line of Davenport Road, North 08 deg. 47 min. West, 102.92 feet to an iron pini, a common corner to the property herein described and the property of Overholt; thence, with the common dividing line of the property herein described and Overholt, North 64 deg. 17 min. East, 165.70 feet to an iron pin, a common corner of the property herein described and Lot 2 of the Mrs. I. C. King, 1st Subdivision, and Lot 1 and 2 of H.F. Bible Subdivision of the Herbert Wyatt Property and with the line of Charles Hunt, South 25 deg. 33 min. East, 246.53 feet to an iron pin in the Northwestern right-of-way line of Kingland Avenue; thence, with said line of Kingland Avenue, South 64 deg. 18 min. West, 84.90 feet to an existing iron pin, the point of place of BEGINNING. Reference is here made to plat of survey by Cain Engineering Company, Knoxville, Tennessee, dated December 28, 1978, Drawing No. 51-78048-03.

BEING the same property conveyed to Jack Martin King and wife, Charlotte King, by Warranty Deed dated April 17, 1986, from Edna King, single and widow of Jack A. King, recorded in Deed Book 1878, page 507, in the Register's Office for Knox County, Tennessee.

LESS AND EXCEPT property conveyed to Eddie Ronald Sellers by Quit Claim Deed from Charlotte King, widow of Jack Martin King, dated September 16, 2016, and recorded as Instrument Number: 201609260019909, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Jack Martin King and wife, Charlotte King, by Warranty Deed dated April 17, 1986, from Edna King, single and widow of Jack A. King, recorded in Deed Book 1878, page 507, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $4.62, if paid in 3/2023;

2012 Knox County taxes are delinquent in the amount of $972.59, if paid in 3/2023;

2013 Knox County taxes are delinquent in the amount of $662.36, if paid in 3/2023;

2014 Knox County taxes are delinquent in the amount of $623.48, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $584.60, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $545.72, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $468.77, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $433.13, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $397.45, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $361.85, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $626.21, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $212.14, if paid in 3/2023;

2. 2011 Knoxville City taxes are delinquent in the amount of $785.67, if paid in 3/2023;

2012 Knoxville City taxes are delinquent in the amount of $1,170.97, if paid in 3/2023;

2013 Knoxville City taxes are delinquent in the amount of $1,115.42, if paid in 3/2023;

2014 Knoxville City taxes are delinquent in the amount of $811.46, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $750.62, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $689.79, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $571.49, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $516.36, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $461.21, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $406.08, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $350.93, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $1,878.26, if paid by 3/2023.

3. City of Knoxville, Tennessee, has Notice of Liens recorded as Instrument Numbers 202302010042838, 202211100028456, 202206070092121, and 202206070092120, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville and Knox County, Tennessee, have Abstract and Notice of Lien Lis Pendens recorded as Instrument Numbers 202205180087617, 202110140031023, and 201904300063731, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has an Order of Structure Violation recorded as Instrument Number 202211090028038, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE FOUND IN KNOX COUNTY PROBATE DIVISION

VERIFICATION IF ONE AND SAME regarding Obituary of Charlotte King; see attached obituary and verify if one and same

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as shown by map of record Plat Cabinet D, Slide 324-D, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

4. Subject to probate matters concerning the death of Charlotte King, if verified to be deceased.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,849.36**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,383.04**

**TAX ID:** 109BD-021 **TAX SALE:** 24

**TRUSTEE FILE:** 509

**OWNER(S) & ADDRESS(ES):**

Jonathan F. Zink
2607 Sevier Avenue
Knoxville, TN 37920

**COMMON DESCRIPTION:**

2607 Sevier Avenue
50 x 119.99 x IRR

**LEGAL DESCRIPTION:**

SITUATED in the Nineth (9th) Civil District of Knox County, Tennessee, and within the 26th Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the western line of Sevier Avenue, corner to Pikle, said pin being located 50 feet in a northerly direction from the right-of-way of Berttie-Rand Street; thence with the line of Pikle, South 75 deg. 00 min. West, 119.99 feet to an iron pin in the line of Kerr; thence with the line of Kerr, North 09 deg. 51 min. West, 50.20 feet to an iron pin; thence North 75 deg. 00 min. East, 115.49 feet to an iron pin in the western line of Sevier Avenue; thence with the western line of Sevier Avenue, South 15 deg. 00 min. East, 50.00 feet to the point of BEGINNING, according to the survey dated May 5, 1999, prepared by Stanley E. Hinds, RLS No. 967, Knoxville, Tennessee, bearing Job No. 9904108.

**DERIVATION:**

BEING the same property conveyed to Jonathan F. Zink by Warranty Deed from Don C. Peery, married, dated October 11, 2000, and recorded as Instrument No. 200010120025855, in the Knox County Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

City of Knoxville filed Notices of Liens against Jonathan F. Zink recorded as Instrument Nos. 202110010026938, 201911140033685 and 202211140028881, all in the Knox County Register's Office. Serve: City of Knoxville, 400 Main Street, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** NONE

We certify that this opinion represents research from February 28, 1993 through February 28, 2023 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Joseph H. Huie, Attorney
BPR #009104

**PAYMENT INFORMATION**

Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, TN 37929

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 3,049.52**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,045.78**

**TAX ID:** 109BE-016 **TAX SALE:** 24

**TRUSTEE FILE:** 510

**OWNER(S) & ADDRESS(ES):**

Karen E. Plumley
2628 Sevier Avenue, Knoxville, TN 37920
(listed in public records)
1409 Elkwood Lane, Apt. 203, Capitol Heights, MD 20743

**COMMON DESCRIPTION:**

2628 Sevier Avenue, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in District No. Nine of Knox County, Tennessee, and within the 26th Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a stake in the East line of Sevier Avenue, formerly Sevierville Pike, said stake being distant a Northerly direction 356 feet from the point of the intersection of the Easterly line of Sevier Avenue with the Northerly line of Rugby Avenue, being Underwood's (formerly Coulter's) Northwest corner; thence, in a Northerly direction with the Easterly line of Sevier Avenue, being North 36 deg. 15 min. West, 50 feet to a stake; thence, North 57 deg. East, 226.3 feet to a stake; thence, South 29 deg. East, 38 feet to a stake; thence, South 54 deg. West, 222.7 feet to a stake in the Easterly line of Sevier Avenue, the point of BEGINNING, as shown on survey of Lack & Blakeley, Engineers, Knoxville, TN dated July 25, 1936.

BEING THE SAME PROPERTY CONVEYED TO Karen E. Plumley from Julia E. Pogue by Quit Claim Deed dated March 28, 2005, and filed of record as Instrument Number 200503300076577, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING THE SAME PROPERTY CONVEYED TO Karen E. Plumley from Julia E. Pogue by Quit Claim Deed dated March 28, 2005, and filed of record as Instrument Number 200503300076577, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2013 Knox County taxes are delinquent in the amount of $897.78, if paid in 03/2023;

2014 Knox County taxes are delinquent in the amount of $843.96, if paid in 03/2023;

2015 Knox County taxes are delinquent in the amount of $790.14, if paid in 03/2023;

2016 Knox County taxes are delinquent in the amount of $736.32, if paid in 03/2023;

2017 Knox County taxes are delinquent in the amount of $686.73, if paid in 03/2023;

2018 Knox County taxes are delinquent in the amount of $632.55, if paid in 03/2023;

2019 Knox County taxes are delinquent in the amount of $578.37, if paid in 03/2023;

2020 Knox County taxes are delinquent in the amount of $155.64, if paid in 03/2023;

2021 Knox County taxes are delinquent in the amount of $443.53, if paid in 03/2023;

2022 Knox County taxes are due in the amount of $49.74, if paid in 03/2023.

2. 2011 Knoxville City taxes are delinquent in the amount of $1,494.46, if paid in 03/2023;

2012 Knoxville City taxes are delinquent in the amount of $1,402.50, if paid in 03/2023;

2013 Knoxville City taxes are delinquent in the amount of $1,055.73, if paid in 03/2023;

2014 Knoxville City taxes are delinquent in the amount of $1,119.58, if paid in 03/2023;

2015 Knoxville City taxes are delinquent in the amount of $22,106.88, if paid in 03/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,833.93, if paid in 03/2023;

2017 Knoxville City taxes are delinquent in the amount of $862.16, if paid in 03/31/2023;

2018 Knoxville City taxes are delinquent in the amount of $778.19, if paid in 03/31/2023;

2019 Knoxville City taxes are delinquent in the amount of $694.23, if paid in 03/31/2023;

2020 Knoxville City taxes are delinquent in the amount of $147.43, if paid in 03/31/2023;

2021 Knoxville City taxes are delinquent in the amount of $128.81, if paid in 03/31/2023;

2022 Knoxville City taxes are delinquent in the amount of $69.26, if paid in 03/31/2023.

3. City of Knoxville has liens filed as Instrument Numbers 201609230019636, 201511040028191, 201501030002690 1, and 201503020046450, all in the Register's Office for Knox County, Tennessee.

4. City of Knoxville has an Order of Building Code Violation filed as Instrument Number 201502100043122, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

A survey is suggested due to a driveway encroachment on the tax map.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,755.72**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 33,486.08**

**TAX ID:** 109BF-028 **TAX SALE:** 24

**TRUSTEE FILE:** 511

**OWNER(S) & ADDRESS(ES):**

Charlie Witt
634 Baker Street
Sev[illegible]2786

**C[illegible]**

11[illegible]

Lot [illegible] B Subdiv[illegible] of the E. N. Baldwin and H. F. Bible Prop[illegible]

PAID

**LEGAL DESCRIPTION:**

SITUATED in Ninth (9th) Civil District of Knox County, Tennessee, and within the 26th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 2, B&B Subdivision of the E.N. Baldwin and H.F. Bible Property, as shown on the map of the same of record in Map Cabinet B, Slot 214-C (Map Book 17, page 63), in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin located North 14 deg. 46 min. East, 80.39 feet from the intersection of Davenport Road and Baker Avenue; thence in a Northeasterly direction along the Southeastern right of way line of Baker Avenue, North 14 deg. 46 min. East, 65.0 feet to an iron pin; thence South 75 deg. 14 min. East, 150.0 feet to an iron pin; thence South 14 deg. 46 min. West, 65 feet to an iron pin; North 75 deg. 124 min. West, 150.0 feet to the point of BEGINNING.

**DERIVATION:**

BEING the same property conveyed to Charlie Witt, single by Quit Claim Deed from Terry Pickell, dated May 15, 1999, recorded May 19, 1999 and of record in Book 2327, Page 309; and being the same property conveyed to Charlie Witt and Terry Pickell by Warranty Deed from Anna Mae M. Whedbee, unmarried, and Donald Jay Whedbee and wife, Janet Whedbee, dated November 5, 1991, recorded November 27, 1991 and of record in Deed Book 2057, Page 570, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. The City of Knoxville recorded an Abstract and Notice of Lien Lis Pendens against Delinquent Taxpayers and Property Owners (Charles F. Witt), in the amount of $5,670.97 (for City) and $4,822.58 (for County), for delinquent taxes, in Instrument No. 201904300063731, in the Register's Office for Knox County, Tennessee. Serve: Douglas Gordon, Staff Attorney, City of Knoxville, 400 Main Street, Suite 699, Knoxville, TN 37902.

2 The City of Knoxville recorded an Abstract and Notice of Lien Lis Pendens against Delinquent Taxpayers and Property Owners (Charles F. Witt), in the amount of $7,481.33 (for City) and $4,186.19 (for County), for delinquent taxes, in Instrument No. 202110140031023, in the Register's Office for Knox County, Tennessee. Serve: Douglas Gordon, Staff Attorney, City of Knoxville, 400 Main Street, Suite 699, Knoxville, TN 37902.

3. The City of Knoxville recorded an Abstract and Notice of Lien Lis Pendens against Delinquent Taxpayers and Property Owners (Charles F. Witt), in the amount of $10,397.50 (for City) and $7,272.80 (for County), for delinquent taxes, in Instrument No. 202205180087617, in the Register's Office for Knox County, Tennessee. Serve: Douglas Gordon, Staff Attorney, City of Knoxville, 400 Main Street, Suite 699, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

Metes and bounds legal description appears to contain errors and does not close.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,596.84**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,759.78**

**TAX ID:** 109CD-002 **TAX SALE:** 24

**TRUSTEE FILE:** 512

**OWNER(S) & ADDRESS(ES):**

David S. Presley and wife, Julianna O. Presley
(listed in public records)
1824 Lenland Avenue, Knoxville, TN 37920
1723 Evening Shade Lane, Knoxville, TN 37919
705 Gate Lane, Ste 202, Knoxville, TN 37909

**COMMON DESCRIPTION:**

1824 Lenland Avenue, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Nine of Knox County, Tennessee, and within the 26th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 2R-1, Resubdivision of Lot 2, South Haven Hills Subdivision, Unit 3, as shown on Plat of record in Plat Cabinet O, Slide 348-A, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to David S. Presley and wife, Julianna O. Presley from Linda M. Baker, unmarried by Quit Claim Deed dated April 15, 1997 and filed of record in Book 2247, Page 297, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to David S. Presley and wife, Julianna O. Presley from Linda M. Baker, unmarried by Quit Claim Deed dated April 15, 1997 and filed of record in Book 2247, Page 297, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2015 Knox County taxes are delinquent in the amount of $1,084.55, if paid in 1/2023;

2016 Knox County taxes are delinquent in the amount of $1,009.31, if paid in 1/2023;

2017 Knox County taxes are delinquent in the amount of $868.62, if paid in 1/2023;

2018 Knox County taxes are delinquent in the amount of $798.96, if paid in 1/2023;

2019 Knox County taxes are delinquent in the amount of $729.30, if paid in 1/2023;

2020 Knox County taxes are delinquent in the amount of $659.64, if paid in 1/2023;

2021 Knox County taxes are delinquent in the amount of

$762.53, if paid in 1/2023;

2022 Knox County taxes are delinquent in the amount of $486.00, if paid in 1/2023;

2. 2015 Knoxville City taxes are delinquent in the amount of $1,440.30, if paid in 1/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,322.38, if paid in 1/2023;

2017 Knoxville City taxes are delinquent in the amount of $2,311.21, if paid in 1/2023;

2018 Knoxville City taxes are delinquent in the amount of $995.72, if paid in 1/2023;

2019 Knoxville City taxes are delinquent in the amount of $887.80, if paid in 1/2023;

2020 Knoxville City taxes are delinquent in the amount of $779.89, if paid in 1/2023;

2021 Knoxville City taxes are delinquent in the amount of $8,225.22, if paid in 1/2023;

2022 Knoxville City taxes are delinquent in the amount of $687.64, if paid in 1/2023;

3. Deed of Trust from David S. Presley and wife, Julianna O. Presley to Craig H. Caldwell, Jr. and Thad R. Bowers, Trustees for Twin City Federal Savings Bank, dated April 15, 1997 in the original amount of $49,100.00, and filed of record in Book 3232, Page 707, as Modified in Instrument Number 200209190024357, Appointment of Substitute Trustee as Instrument Number 201403140052821, and Correction to Modification listed above as Instrument Number 20020701000053, all in the Register's Office for Knox County, Tennessee. Release filed of record as Instrument Number 200710050029481, but this does not release the original Trust Deed only the Modification.

4. City of Knoxville has a Notice of Lien filed as Instrument Number 201710240025608, Instrument Number 202108100011224 and Instrument Number 201707260006009, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville has a Complaint filed as Instrument Number 201302140053590, Instrument Number 202009100020256 and Instrument Number 201302140053582, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville has an Order filed as Instrument Number 202010020027449, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to all matters as shown on Plat of record in Plat Cabinet O, Slide 348-A, in the Register's Office for Knox County, Tennessee.

2. Subject to a 5 foot Utility and Drainage Easement inside all lot lines; 10 foot inside all boundary lines as shown in Plat Cabinet O, Slide 348-A, in the Register's Office for Knox County, Tennessee.

3. Subject to 25-foot front minimum building setback line as shown on plat of record in Plat Cabinet O, Slide 348-A, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 8,244.16**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 20,401.81**

**TAX ID:** 109DK-018 **TAX SALE:** 24

**TRUSTEE FILE:** 518

**OWNER(S) & ADDRESS(ES):**

Ruby L. Morgan (deceased)
(listed in public records)
2243 McClung Avenue, Knoxville, TN 37920

**COMMON DESCRIPTION:**

2243 McClung Avenue, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, within the 26th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 19, Block "B", South Haven Hills Subdivision, Unit Six, as shown by map of same of record in Plat Cabinet B, Slide 270-C (formerly Map Book 18, page 111), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Ruby L. Morgan, unmarried, from Patricia Ann Neloms Sparks and husband, Wendell I. Sparks, by Warranty Deed dated April 3, 1985, and recorded on April 29, 1985 in Warranty Deed Book 1847, page 631, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Ruby L. Morgan, unmarried, from Patricia Ann Neloms Sparks and husband, Wendell I. Sparks, by Warranty Deed dated April 3, 1985, and recorded on April 29, 1985 in Warranty Deed Book 1847, page 631, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $31.61, if paid in 01/2023;

2012 Knox County taxes are delinquent in the amount of $924.78, if paid in 01/2023;

2013 Knox County taxes are delinquent in the amount of $919.55, if paid in 01/2023;

2014 Knox County taxes are delinquent in the amount of $863.75, if paid in 01/2023;

2015 Knox County taxes are delinquent in the amount of $807.95, if paid in 01/2023;

2016 Knox County taxes are delinquent in the amount of $752.15, if paid in 01/2023;

2017 Knox County taxes are delinquent in the amount of $669.35, if paid in 01/2023;

2018 Knox County taxes are delinquent in the amount of $615.89, if paid in 01/2023;

2019 Knox County taxes are delinquent in the amount of $562.43, if paid in 01/2023;

2020 Knox County taxes are delinquent in the amount of $512.33, if paid in 01/2023;

2021 Knox County taxes are delinquent in the amount of $422.38, if paid in 01/2023;

2022 Knox County taxes are due in the amount of $77.00.

2. 2011 Knoxville City taxes are delinquent in the amount of $1,183.12, if paid in 01/2023;

2012 Knoxville City taxes are delinquent in the amount of $1,459.76, if paid in 01/2023;

2013 Knoxville City taxes are delinquent in the amount of $1,081.26, if paid in 01/2023;

2014 Knoxville City taxes are delinquent in the amount of $1,145.63, if paid in 01/2023;

2015 Knoxville City taxes are delinquent in the amount of $4,894.83, if paid in 01/2023;

2016 Knoxville City taxes are delinquent in the amount of $2,076.29, if paid in 01/2023;

2017 Knoxville City taxes are delinquent in the amount of $26,523.18, if paid in 01/2023;

2018 Knoxville City taxes are delinquent in the amount of $2,514.06, if paid in 01/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,682.85, if paid in 01/2023;

2020 Knoxville City taxes are delinquent in the amount of $569.22, if paid in 01/2023;

2021 Knoxville City taxes are delinquent in the amount of $149.54, if paid in 01/2023;

2022 Knoxville City taxes are due in the amount of $107.24.

3. City of Knoxville Notice of Lien recorded as Instrument Number 201502250045401; Instrument Number 201509140016708; Instrument Number 201510210025145; Instrument Number 201511120029697; Instrument Number 201608090009429; Instrument Number 201610200025836; Instrument Number 201702070048896; Instrument Number 201704210064304; Instrument Number 201708030007752; Instrument Number 201802090047245; Instrument Number 201808210011847; Instrument Number 201810220025632; Instrument Number 201812060034999; Instrument Number 201907250005987; Instrument Number 201910300029609; and Instrument Number 202002040051635, all in the Register's Office for Knox County, Tennessee.

4. City of Knoxville and Knox County, Tennessee Abstract and Notice of Lien Lis Pendens recorded as Instrument Number 202205180087617; 202110140031023; and Instrument Number 201904300063731, in the Register's Office for Knox County, Tennessee.

5. City of Knoxville Complaint recorded as Instrument Number 201507090002124 and Order recorded as Instrument Number 201508190011264, in the Register's Office for Knox County, Tennessee.

6. City of Knoxville Complaint recorded as Instrument Number 201507090002137 and Order recorded as Instrument Number 201508190011297, in the Register's Office for Knox County, Tennessee.

7. Subject to any possible probate concerns, if any, including a TN Care release.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to zoning restrictions and restrictions of record in Warranty Deed Book 701, page 343; Warranty Deed Book 871, page 407; and matters on Plat Cabinet B, Slide 270-C, in the Register's Office for Knox County, Tennessee.

2. Subject to Utility and Drainage Easements, per governmental zoning regulations, and 5 feet along the rear, as shown by map of record in Plat Cabinet B, Slide 270-C, in the Register's Office for Knox County, Tennessee.

3. Subject to setback lines as follows: 25-foot front, and for all other lot lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

4. Record owner, Ruby L. Morgan is deceased. Two different Ruby Morgans are probated in the Chancery Court Knox County, Tennessee. Our office is unable to ascertain without further information if either probate case found for Ruby Morgan is the record owner without additional information.

5. Subject to the dwelling being demolished and property now vacant land.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,351.76**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 48,252.05**

**TAX ID:** 109FD-023 **TAX SALE:** 24

**TRUSTEE FILE:** 520

**OWNER(S) & ADDRESS(ES):**

Kenneth E. Brown, Jr. (deceased)
(listed in public records)
3325 Coffman Drive, Knoxville, TN 37920

**COMMON DESCRIPTION:**

3325 Coffman Drive, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, within the 26th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 6, Block A, Laurel Hills Addition, as shown on map of the same of record in Plat Cabinet B, Slide 322C (formerly Map Book 19, Page 102), in the Register's Office for Knox County, Tennessee, and being more fully bounded and described as follows:

BEGINNING at an existing iron pin in the western right of way of Coffman Drive, 285 feet from the point of intersection of the western right of way of Coffman Drive and Gilbert Lane; thence from said existing iron pin along the right of way of Coffman Drive, South 2 deg. 04 min. West, 33.6 feet to an existing iron pin; thence from existing iron pin continuing along Coffman Drive, South 4 deg. 12 min. East, 21.96 feet to an existing iron pin; thence from existing iron pin along the line of Lot 7, North 88 deg. 26 min. West, 124.4 feet to an existing iron pin, said iron pin being a common corner to Lots 6 and &; thence from existing iron pin, North 2. Deg. 04 min. East, 55.45 feet to an existing iron pin, said iron pin being a common corner to Lots 5 and 6; thence from existing iron pin along the line of Lot 5, South 88 deg. 26 min. East, 122 feet to an existing iron pin in the western right of way of Coffman Drive, the point of BEGINNING; according to the survey of G. T. Trotter, Jr., Surveyor, Knoxville, Tennessee dated February 3, 1984.

BEING the same property conveyed to Kenneth E. Brown, Jr., unmarried, from Anna Mae Mount, by Quitclaim Deed dated July 13, 2000, recorded as Instrument Number 200007130002731, in the Register's Office for Knox County, Tennessee. Anna Mae Mount having conveyed only a one-half undivided interest in said property. Anna Mae Mount died testate on or about December 24, 2003, devising the remaining one-half undivided interest to Kenneth Brown, Jr. See Estate of Anna Mae Mount, Docket No. P-04-622742, and Last Will and Testament of Anna Mae Mount, filed of record in Will Book 148, Page 606, both in the Chancery Court for Knox County, 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 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.

**DERIVATION:**

BEING the same property conveyed to Kenneth E. Brown, Jr., unmarried, from Anna Mae Mount, by Quitclaim Deed dated July 13, 2000, recorded as Instrument Number 200007130002731, in the Register's Office for Knox County, Tennessee. Anna Mae Mount having conveyed only a one-half undivided interest in said property. Anna Mae Mount died testate on or about December 24, 2003, devising the remaining one-half undivided interest to Kenneth Brown, Jr. See Estate of Anna Mae Mount, Docket No. P-04-622742 and Last Will and Testament of Anna Mae Mount, filed of record in Will Book 148, Page 606, both in the Chancery Court for Knox County, Probate Division.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $995.72, if paid in 3/2023;

2012 Knox County taxes are delinquent in the amount of $942.24, if paid in 3/2023;

2013 Knox County taxes are delinquent in the amount of $812.73, if paid in 3/2023;

2014 Knox County taxes are delinquent in the amount of $764.31, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $715.89, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $667.47, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $623.28, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $574.50, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $525.72, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $476.94, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $728.11, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $411.08, if paid in 3/2023.

2. 2014 Knoxville City taxes are delinquent in the amount of $1,006.17, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $930.45, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $854.73, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $777.20, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $701.65, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $626.11, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $550.58, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $475.03, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $573.31, if paid in 3/2023.

3. Phoebe Mae Brown (Rolen) has an interest in the above referenced property pursuant to Final Judgment in the case of Phoebe Mae Brown vs. Kenneth Edward Brown, Jr., Docket No. 111367, in the Fourth Circuit Court for Knox County, Tennessee, and recorded as Instrument 200901140043333, in the Register's Office for Knox County, Tennessee. Per said Final Judgment, Phoebe May Brown (Rolen) as plaintiff was awarded 50% of the defendant's share in the real property as of the date of the judgment which was November 12, 2008. Subsequently an Order of Dismissal in the case of Phoebe Mae Brown vs. Kenneth Edward Brown, Jr., Docket No. 111367, in the Fourth Circuit Court for Knox County, Tennessee, was recorded as Instrument Number 201008110008739, in the Register's Office for Knox County, Tennessee. Said Order of Dismissal stated that "Defendant has now delivered a clear title to 3225 Coffman Drive, Knoxville, Tennessee 37920, and recorded in the Register of Deed's office for Knox County, Tennessee, in Deedbook 1809, Page 96." However, the deed reference listed is not a correct deed reference and no deed from Kenneth Edward Brown, Jr. to Phoebe Mae Brown (Rolen) has been found recorded in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:**

Unable to determine, as common name.

**OTHER MATTERS AFFECTING TITLE:**

1. Record owner Kenneth E. Brown, Jr. is deceased. Kenneth E. Brown, Sr. who also referred to himself as Kenneth E. Brown, Jr., died on or about November 23, 2018. Per obituary found, he was a widower and was survived by sons Kenny Brown and Greg Brown. Kenny Brown is one in the same person as Kenneth E. Brown, Jr., and he died on or about December 31, 2022. Per obituary found, he was survived by daughter Charity Brown Buhl. No probate file was found for either Kenneth E. Brown, Sr. or Kenneth E. Brown, Jr. in Knox County Probate. Subject to any heirs and creditors of Kenneth E. Brown, Jr.

2. We are unable to determine which Kenneth E. Brown was married to Phoebe Mae Brown (Rolen), however, she does hold an interest in the property pursuant to the recorded Final Judgment and Order of Dismissal referenced above.

3. Subject to any probate concerns for Kenneth E. Brown, Jr.

4. Subject to any funds owed under TN Care.

5. Subject to all matters as shown by map of record in Plat Cabinet B, Slide 322C (formerly Map Book 19, Page 102), in the Register's Office for Knox County, Tennessee.

6. Subject to restrictions of record in Book 908, Page 499, in the Register's Office for Knox County, Tennessee.

7. Subject to a 10-foot utility easement along rear lot line and a 5-foot by 25-foot easement at the southeast corner of the property, as shown by map of record in Plat Cabinet B, Slide 322C (formerly Map Book 19, Page 102), in the Register's Office for Knox County, Tennessee.

8. Subject to 30-foot front minimum building setback line as shown by map of record in Plat Cabinet B, Slide 322C (formerly Map Book 19, Page 102), in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,814.20**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,652.35**

**TAX ID:** 109GB-012 **TAX SALE:** 24

**TRUSTEE FILE:** 522

**OWNER(S) & ADDRESS(ES):**

Myrtle Major c/o Dorothy Barger
3746 Lisa Ln.
Alexandria, KY 41001
Possible Heir:
David Ezell.,
162 West Norris Rd.
Norris, TN 37828.

**COMMON DESCRIPTION:**

1079 Baker Ave.
Lot 3, Block B, Davenport's First Addition

**LEGAL DESCRIPTION:**

SITUATED in District No. Three (3) of Knox County, Tennessee, and within the 26th Ward of the City of Knoxville, Tennessee, and being all of Lot No. Three (3) in Block "B" of Davenport's First Addition to Knoxville, Tennessee, as shown by map of said Addition of record in Map Cabinet A, Slide 320B in the Register's Office for Knox County, Tennessee, said lot fronting 50 feet on the western or north-western side of Davenport Lane, as shown on said map (formerly known and Tipton Street and now Baker Avenue) and extending back westerly there from a distance of 150 feet between parallel lines to the rearing of Lot No. Three in Block "C" of said Addition; being more particularly described as follows:

BEGINNING at a point in the westerly side of Davenport Lane (formerly Tipton Street and now known as Baker Avenue) said point being distant in a Southerly direction 260 feet from the point of intersection of the western line of said Street with the southern line of Davenport Road; thence Westerly and at right angles with Baker Avenue (formerly Tipton Street) a distance of 150 feet to a point; thence southerly on a line parallel with said Street a distance of 50 feet to a point; thence easterly and on a

line parallel with the first line a distance of 150 feet to a point in the western line of Baker Avenue (formerly Tipton Street), thence northerly with said street 50 feet to the point of BEGINNING and being improved with a frame residence bearing City of Knoxville, number 503 Baker Avenue (Formerly Tipton Street).

**DERIVATION:**

Being the same property conveyed to Myrtle V. Major, single by Warranty Deed from Laughton Eugene Stone and Annie Mae Stone dated September 23, 1946 and recorded September 28, 1946 in Book 725 Page 462 in the Register's Office for Knox County Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Notice of lien filed by City of Knoxville for lot cleaning in the amount of $326.50 dated June 6, 2016 and filed in Instrument No. 201606070071458. Serve: Indya Kincannon, City of Knoxville Mayor, 400 Main St. Suite 691, Knoxville, TN 37902.

2. Notice of lien filed by City of Knoxville for lot cleaning in the amount of $200.00 dated September 19, 2018 and filed in Instrument No. 201809190018456. Serve: Indya Kincannon, City of Knoxville Mayor, 400 Main St. Suite 691, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None found.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** none found

**OTHER MATTERS AFFECTING TITLE:**

1. Matters shown on plat of record in Cabinet A, Slide 320B (Map Book 10 Pg. 22).

2. Subject to Permissive Use Agreement of record in Book 959 Page 453.

3. Myrtle Ezell, AKA Myrtle Major, appears to have died on or about 10/22/2011 per obituary found online. Per obituary, she was survived by son, David Ezell., Serve: David Ezell, 162 West Norris Rd. Norris, TN 37828.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,074.64**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,125.11**

**TAX ID:** 109PH-012 **TAX SALE:** 24

**TRUSTEE FILE:** 527

**OWNER(S) & ADDRESS(ES):**

Charles F. Witt
209 W. Young High Pike, Knox[illegible] TN [illegible]
P.O. Box 63494, P[illegible]k, TX [illegible]63

**COMM[illegible] DESCR[illegible]**

2[illegible] Hig[illegible]e, [illegible]vill[illegible] 37[illegible]
P.[illegible]

**LE[illegible] DESCRIP[illegible]:**

SI[illegible]ED in District No. Nine of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 1 of J. A. Higgins Place, as shown by map of the same of record in Plat Cabinet A, Slide 224-B, formerly Map Book 7, page 44, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made and said property being more particularly bounded and described as follows:

BEGINNING at an iron pin in the Northern line of Young High Pike, distant in a Westerly direction 182.14 feet from the point of intersection of the Northern line of Young High Pike with the Western line of Chapman Highway; thence, South 54 deg. 44 min. West, along the Northern line of Young High Pike, 80.1 feet to an iron pin marking the Southeastern corner of Lot 2; thence, North 31 deg. 50 min. West, along the common dividing line between Lots 1 and 2, 179 feet to an iron pin in the Southern line of an alley; thence with said line of said alley, North 58 deg. 24 min. East, 77.7 feet to an iron pin; thence, South 32 deg. 35 min. East, 173.9 feet to an iron pin in the Northern line of Young High Pike, the place of BEGINNING, as shown by survey of Batson, Himes, Engineers, Knoxville, Tennessee, bearing date February 9, 1967.

BEING the same property conveyed to Charles F. Witt by Warranty Deed dated March 7, 2014, from Harman Douglas Properties, LLC, recorded as Instrument Number 201403100051949, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Charles F. Witt by Warranty Deed dated March 7, 2014, from Harman Douglas Properties, LLC, recorded as Instrument Number 201403100051949, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2016 Knox County taxes are delinquent in the amount of $2,975.35, if paid in 02/2023;

2017 Knox County taxes are delinquent in the amount of $1,644.01, if paid in 02/2023;

2018 Knox County taxes are delinquent in the amount of $1,507.39, if paid in 02/2023;

2019 Knox County taxes are delinquent in the amount of $1,370.77, if paid in 02/2023;

2020 Knox County taxes are delinquent in the amount of $1,234.15, if paid in 02/2023;

2021 Knox County taxes are delinquent in the amount of $1,195.68, if paid in 02/2023;

2022 Knox County taxes are due in the amount of $897.00.

2. 2016 City of Knoxville taxes are delinquent in the amount of $3,996.25, if paid in 02/2023;

2017 City of Knoxville taxes are delinquent in the amount of $2,132.40, if paid in 02/2023;

2018 City of Knoxville taxes are delinquent in the amount of $1,920.71, if paid in 02/2023;

2019 City of Knoxville taxes are delinquent in the amount of $1,709.02, if paid in 02/2023;

2020 City of Knoxville taxes are delinquent in the amount of $1,497.33, if paid in 02/2023;

2021 City of Knoxville taxes are delinquent in the amount of $1,093.73, if paid in 02/2023;

2022 City of Knoxville taxes are due in the amount of $1,244.21.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Subject to all matters as shown on plat of record in Plat Cabinet A, Slide 224B, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 13,955.95**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 17,685.56**

**TAX ID:** 1200A-027 **TAX SALE:** 24

**TRUSTEE FILE:** 539

**OWNER(S) & ADDRESS(ES):**

Daylight Properties, LLC
0 Teaberry Lane, Knoxville, TN 37919
P.O. Box 371, Knoxville, TN 37901

**COMMON DESCRIPTION:**

0 Teaberry Lane, Knoxville, TN 37919

**LEGAL DESCRIPTION:**

SITUATED in District No. Six of Knox County, Tennessee, and within the 47th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 25, Country Day Estates, Unit 1, as shown by plat of record in Plat Cabinet D, Slide 381-D, formerly map Book 49-S, page 50, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING PART of the same property conveyed to Daylight Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated January 31, 2006, from Murphy Development, LLC, a Tennessee Limited Liability Company, recorded as Instrument Number 200602010064856, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART of the same property conveyed to Daylight Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated January 31, 2006, from Murphy Development, LLC, a Tennessee Limited Liability Company, recorded as Instrument Number 200602010064856, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $503.69, if paid in 3/2023;

2012 Knox County taxes are delinquent in the amount of $478.13, if paid in 3/2023;

2013 Knox County taxes are delinquent in the amount of $378.86, if paid in 3/2023;

2014 Knox County taxes are delinquent in the amount of $357.98, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $337.10, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $316.22, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $409.55, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $378.95, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $348.35, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $317.75, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $587.15, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $125.86, if paid in 3/2023;

2. 2011 Knoxville City taxes are delinquent in the amount of $585.24, if paid in 3/2023;

2012 Knoxville City taxes are delinquent in the amount of $549.81, if paid in 3/2023;

2013 Knoxville City taxes are delinquent in the amount of $418.70, if paid in 3/2023;

2014 Knoxville City taxes are delinquent in the amount of $443.45, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $410.74, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $378.03, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $492.48, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $445.18, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $397.87, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $350.57, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $303.27, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $175.90, if paid in 3/2023;

3. American Fidelity Bank has a Deed of Trust from Daylight Properties, LLC, dated January 31, 2006, to Kenneth Clark Hood, Trustee for the benefit of American Fidelity Bank, in the original amount of $1,572,000.00, recorded as Instrument Number 200602010064857, with an Appointment of Successor Trustee recorded as Instrument Number 201102160049643, and Absolute Assignment of Rents and Profits and Collateral Assignment of Leases recorded as Instrument Number 200602010064858, and a UCC Financing Statement recorded as Instrument Number 200602010064859 with a UCC Financing Statement continuation recorded as Instrument Number 201101270045271, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as shown by map of record in Plat Cabinet D, Slide 381-D, formerly Map Book 49-S, page 50, and in Deed Book 1441, page 937, Deed Book 1881, page 519, and Instrument Number 200103150060762, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements of 5-feet inside all interior lot lines, per governmental zoning regulations, as shown by map of record in Plat Cabinet D, Slide 381-D, formerly Map Book 49-S, page 50, in the Register's Office for Knox County, Tennessee.

3. Setback lines of 25-feet on the front and all other lot lines are zoning ordinances, as shown by map of record in Plat Cabinet D, slide 381-D, formerly Map Book 49-S, page 50, in the Register's Office for Knox County, Tennessee.

4. Subject to the Comcast of the South Grant of Easement recorded as Instrument Number 200905110072819, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,402.56**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,152.36**

**TAX ID:** 1200A-028 **TAX SALE:** 24

**TRUSTEE FILE:** 540

**OWNER(S) & ADDRESS(ES):**

Daylight Properties, LLC
0 Teaberry Lane, Knoxville, TN 37919
P.O. Box 371, Knoxville, TN 37901

**COMMON DESCRIPTION:**

0 Teaberry Lane, Knoxville, TN 37919

**LEGAL DESCRIPTION:**

SITUATED in District No. Six of Knox County, Tennessee, and within the 47th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 26, Country Day Estates, Unit 1, as shown by plat of record in Plat Cabinet D, Slide 381-D, formerly map Book 49-S, page 50, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING PART of the same property conveyed to Daylight Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated January 31, 2006, from Murphy Development, LLC, a Tennessee Limited Liability Company, recorded as Instrument Number 200602010064856, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART of the same property conveyed to Daylight Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated January 31, 2006, from Murphy Development, LLC, a Tennessee Limited Liability Company, recorded as Instrument Number 200602010064856, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $503.69, if paid in 3/2023;

2012 Knox County taxes are delinquent in the amount of $478.13, if paid in 3/2023;

2013 Knox County taxes are delinquent in the amount of $378.86, if paid in 3/2023;

2014 Knox County taxes are delinquent in the amount of $357.98, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $337.10, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $316.22, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $409.55, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $378.95, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $348.35, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $317.75, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $587.15, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $125.86, if paid in 3/2023;

2. 2011 Knoxville City taxes are delinquent in the amount of $585.24, if paid in 3/2023;

2012 Knoxville City taxes are delinquent in the amount of $549.81, if paid in 3/2023;

2013 Knoxville City taxes are delinquent in the amount of $418.70, if paid in 3/2023;

2014 Knoxville City taxes are delinquent in the amount of $443.45, if paid in 3/2023;

2015 Knoxville City taxes are delinquent in the amount of $410.74, if paid in 3/2023;

2016 Knoxville City taxes are delinquent in the amount of $378.03, if paid in 3/2023;

2017 Knoxville City taxes are delinquent in the amount of $492.48, if paid in 3/2023;

2018 Knoxville City taxes are delinquent in the amount of $445.18, if paid in 3/2023;

2019 Knoxville City taxes are delinquent in the amount of $397.87, if paid in 3/2023;

2020 Knoxville City taxes are delinquent in the amount of $350.57, if paid in 3/2023;

2021 Knoxville City taxes are delinquent in the amount of $303.27, if paid in 3/2023;

2022 Knoxville City taxes are delinquent in the amount of $175.90, if paid in 3/2023;

3. American Fidelity Bank has a Deed of Trust from Daylight Properties, LLC, dated January 31, 2006, to Kenneth Clark Hood, Trustee for the benefit of American Fidelity Bank, in the original amount of $1,572,000.00, recorded as Instrument Number 200602010064857, with an Appointment of Successor Trustee recorded as Instrument Number 201102160049643, and Absolute Assignment of Rents and Profits and Collateral Assignment of Leases recorded as Instrument Number 200602010064858, and a UCC Financing Statement recorded as Instrument Number 200602010064859 with a UCC Financing Statement continuation recorded as Instrument Number 201101270045271, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as shown by map of record in Plat Cabinet D, Slide 381-D, formerly Map Book 49-S, page 50, and in Deed Book 1441, page 937, Deed Book 1881, page 519, and Instrument Number 200103150060762, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements of 5-feet inside all interior lot lines, per governmental zoning regulations, as shown by map of record in Plat Cabinet D, Slide 381-D, formerly Map Book 49-S, page 50, in the Register's Office for Knox County, Tennessee.

3. Setback lines of 25-feet on the front and all other lot lines are zoning ordinances, as shown by map of record in Plat Cabinet D, slide 381-D, formerly Map Book 49-S, page 50, in the Register's Office for Knox County, Tennessee.

4. Subject to the Comcast of the South Grant of Easement recorded as Instrument Number 200905110072819, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 4,402.56**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,152.36**

**TAX ID:** 1200A-033 **TAX SALE:** 24

**TRUSTEE FILE:** 541

**OWNER(S) & ADDRESS(ES):**

Daylight Properties, LLC
Registered Agent: James C. McSpadden
904 Teaberry Lane, Knoxville, TN 37919
P.O. Box 371, Knoxville, TN 37901
10319 N. River Trail #N, Knoxville, TN 37922

**COMMON DESCRIPTION:**

904 Teaberry Lane, Knoxville, TN 37919

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, and within the 47th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 31, of Country Day Estates, Unit 2, as shown by map of same of record in Plat Cabinet D, slide 381-D (formerly Map Book 49-S, page 50), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Daylight Properties, LLC, a Tennessee limited liability company, from Murphy Development, LLC, a Tennessee limited liability company, by Warranty Deed dated January 31, 2006, and recorded on February 1, 2006 as Instrument Number 200602010064856, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART OF the same property conveyed to Daylight

Properties, LLC, a Tennessee limited liability company, from Murphy Development, LLC, a Tennessee limited liability company, by Warranty Deed dated January 31, 2006, and recorded on February 1, 2006 as Instrument Number 200602010064856, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $708.32, if paid in 1/2023;

2012 Knox County taxes are delinquent in the amount of $668.00, if paid in 1/2023;

2013 Knox County taxes are delinquent in the amount of $683.93, if paid in 1/2023;

2014 Knox County taxes are delinquent in the amount of $643.25, if paid in 1/2023;

2015 Knox County taxes are delinquent in the amount of $602.57, if paid in 1/2023;

2016 Knox County taxes are delinquent in the amount of $561.89, if paid in 1/2023;

2017 Knox County taxes are delinquent in the amount of $481.70, if paid in 1/2023;

2018 Knox County taxes are delinquent in the amount of $444.44, if paid in 1/2023;

2019 Knox County taxes are delinquent in the amount of $407.18, if paid in 1/2023;

2020 Knox County taxes are delinquent in the amount of $369.92, if paid in 1/2023;

2021 Knox County taxes are delinquent in the amount of $541.21, if paid in 1/2023;

2022 Knox County taxes are due in the amount of $159.00 and become delinquent March 1, 2023.

2. 2011 Knoxville City taxes are delinquent in the amount of $842.46, if paid in 1/2023;

2012 Knoxville City taxes are delinquent in the amount of $788.31, if paid in 1/2023;

2013 Knoxville City taxes are delinquent in the amount of $792.42, if paid in 1/2023;

2014 Knoxville City taxes are delinquent in the amount of $839.35, if paid in 1/2023;

2015 Knoxville City taxes are delinquent in the amount of $775.57, if paid in 1/2023;

2016 Knoxville City taxes are delinquent in the amount of $711.79, if paid in 1/2023;

2017 Knoxville City taxes are delinquent in the amount of $588.70, if paid in 1/2023;

2018 Knoxville City taxes are delinquent in the amount of $2,135.90, if paid in 1/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,504.80, if paid in 1/2023;

2020 Knoxville City taxes are delinquent in the amount of $415.30, if paid in 1/2023;

2021 Knoxville City taxes are delinquent in the amount of $618.34, if paid in 1/2023;

2022 Knoxville City taxes are due in the amount of $220.95 and become delinquent March 1, 2023.

3. Deed of Trust, Security Agreement and Assignment of Leases from Daylight Properties, LLC, to Kenneth Clark Hood, Trustee for the benefit of American Fidelity Bank, dated January 31, 2006, in the original amount of $1,572,000.00, and recorded on February 1, 2006 as Instrument Number 200602010064857, in the Register's Office for Knox County, Tennessee. Said Deed of Trust is accompanied by Absolute Assignment of Rents and Profits and Collateral Assignment of Leases, recorded as Instrument Number 200602010064858, in the Register's Office for Knox County, Tennessee. Said Deed of Trust further accompanied with an Appointment of Successor Trustee dated February 15, 2011, and recorded on February 16, 2011 as Instrument Number 201102160049643, in the Register's Office for Knox County, Tennessee.

4. UCC Financing Statement in favor of American Fidelity Bank, recorded on February 1, 2006 as Instrument Number 200602010064859; UCC Financing Statement Amendment recorded on January 27, 2011 as Instrument Number 201101270045271, both of record in the Register's Office for Knox County, Tennessee.

5. City of Knoxville Notice of Liens recorded as Instrument Numbers 202110140031141; Instrument Number 201809240019350; Instrument Number 201911140033694 and Instrument Number 201908060009217, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, Restrictions and zoning ordinances as shown by map of record in Plat Cabinet D, Slide 381-D (formerly Map Book 49-S, page 50) and in Warranty Deed Book 1441, page 937; Warranty Deed Book 1881, page 519; Instrument Number 200103150060762, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, 5 feet inside all interior lot lines, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines as follows: 25-foot front, and for all other lot lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

4. Parking lot located in the front of lot, as shown by map of record, in the Register's Office for Knox County, Tennessee.

5. Grant of Easement recorded as Instrument Number 200905110072819, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,084.96**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,240.37**

**TAX ID:** 121AA-001 **TAX SALE:** 24

**TRUSTEE FILE:** 542

**OWNER(S) & ADDRESS(ES):**

Brahim El Idrissi
4719 Wheeler Rd, Apt B
Louisville, TN 37777

**COMMON DESCRIPTION:**

0 Westfield Rd.
A. David White Pt 10 Lot: Plat
139.9 X 181 X IRR

**LEGAL DESCRIPTION:**

Situated in District 5 (old 8) of Knox County, in the 47th Ward of the City of Knoxville, Tennessee, being known and designated as part of Lots 10 and 11 in A. David White's Revision of Lots 35A and 36A in the Revision of Portion of Keener Heights Addition to Knoxville, Tennessee, which lots appear upon a map of said Addition, said map being of record in Plat Cabinet B, Slide 160C (formerly Map Book 16, page 12) in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

Beginning at the point of intersection of the southerly line of Paper Mill Road with the easterly line of Westfield Drive; thence southerly and with the easterly line of Westfield Drive a distance of 139.9 feet to a stake; thence northeasterly and with the northerly line of Thomas B. Andrews, Jr. and with Hazel Irene P. Andrews, a distance of 181 feet, more or less, to a stake in the easterly line of Lot 11 of said Addition; thence North 27 deg. 30 min. West, a distance of 125 feet to the southerly line of Paper Mill Road; thence westerly and with the southerly line of Paper Mill Road, a distance of 179.42 feet to the beginning.

**DERIVATION:**

Being the same property conveyed to Brahim El Idrissi by Warranty Deed dated October 4, 2019 and recorded October 7, 2019 from Katherine A. Loftin, Personal Representative of the Estate of Dorothy S. McSpadden, of record in Instrument No. 201910070024250, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Subject to all matters on plat of record in Cabinet B slide 160C in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville. TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,914.16**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 11,854.69**

**TAX ID:** 122DG-004 **TAX SALE:** 24

**TRUSTEE FILE:** 547

**OWNER(S) & ADDRESS(ES):**

Edna Pearl Monger
4323 Candora Ave.
Knoxville, TN 37920

**COMMON DESCRIPTION:**

4323 Candora Rd
Lots 14-15, Geyland Heights

**LEGAL DESCRIPTION:**

SITUATED in District No Nine (9) of Knox County, Tennessee, and being all of Lots 14 and 15 in Block 12 of Geyland Heights Subdivision, as shown on map of same of record in Map Book 6, Page 11, in the Register's Office for Knox County, Tennessee, and is more particularly described as follows:

BEGINNING at the point of intersection of the northwest line of Spruce Street, and the Southwest line of Candora Avenue, as shown on said map; thence in a northwesterly direction with the southwest line of said Candora Avenue, 134.7 (128.4) feet to an iron pin marking the common corner to Lots 13 and 14 in said block; thence with the dividing line between said Lots 13 and 14 in said block and in a southwesterly direction, 142.3 (134.7) feet to an iron pin, in the northeast line of an alley; thence with said line of said alley, and in a southeasterly direction, 100.3 (96) feet to an iron pin in the northwest line of said Spruce Street; thence with said line of said Spruce Street, and in a northeasterly direction, 142.2 (128) feet to the point of BEGINNING

**DERIVATION:**

BEING the same property conveyed to Edna Pearl Monger by Warranty Deed from Richard Leslie Jr. et ux Myrtle M. Leslis dated August 26, 1970 and recorded September 18, 1970 in Book 1437 Page 741 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

Knox County Tennessee has recorded a lien for nuisance abatement for original balance of $3515.60 in Instrument No. 20180703000375 in the Knox County Register's Office. Serve: Glen Jacobs, Mayor, 400 Main St. Suite 615, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

1. Per obituary found for Edna P. Monger, she died on or about January 25, 2012, and was survived by her son, Roy T. Monger. No probate file found for either of them.

2. Subject to matters shown on plat of record in Book 6, Page 11 in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville. TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,150.60**

**TAX ID:** 122DG-022 **TAX SALE:** 24

**TRUSTEE FILE:** 548

**OWNER(S) & ADDRESS(ES):**

Teresa E. Martin
Jeffrey A. Martin
1104 Chestnut St.
Knoxville TN 37920

**COMMON DESCRIPTION:**

1104 Chestnut St .
Lot 6, Geyland Heights

**LEGAL DESCRIPTION:**

SITUATED In District No. 14 of Knox County, Tennessee, being more particularly described as follows:

BEGINNING on an iron pin in the South line of Chestnut Street, said point standing 200 feet from the intersection of the South line of Chestnut Street with the West line of Condora Avenue; said pin evidencing the common corner of Lots 5 and 6; thence with the South line of Chestnut Street in a Westerly direction 50 feet to the East line of Lot 7; thence with the East line of Lot 7 a right angle to Chestnut Street, 140 feet to an alley; thence with the Northern line of said alley, and parallel with Chestnut Street, in an Easterly direction 50 feet to the corner of Lot 5 in said block; thence with the Western line of Lot 5 in said block, in a northerly direction 140 feet to the point of BEGINNING.

**DERIVATION:**

BEING the same property conveyed to Teresa E. Martin and husband, Jeffrey A. Martin by Warranty Deed from James E. Loy and wife Sarah J. Loy, Hazel J Branam and husband, Sherman Branam, Mary L. Rudder, single, Danny R Loy and wife, Cindy Loy dated March 15, 1996 and recorded March 22, 1996 in Book 2206 Page 371 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None found

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**

1. No probate found for prior owners, Jim L. Loy and Ruby Loy. Grantors on vesting deed stated to be "the children" of Jim and Ruby Loy. Possibly subject to other heirs of same.

2. Probate file found for Teresa Louise Martin, Docket 53970-2, but nothing contained therein matches information on deed. Not believed to be same person.

3. Subject to all matters on plat of record in Book 6 Page 11, Knox County Register's Office.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 14,884.49**

**TAX ID:** 122DJ-03301 **TAX SALE:** 24

**TRUSTEE FILE:** 550

**OWNER(S) & ADDRESS(ES):**

Judy Gail Moore Schuler
4300 Edington Rd.
Knoxville, TN 37920

**COMMON DESCRIPTION:**

4300 Edington Rd.
Geyland Hgts Pt 29 Block: 26
135 X 100 X IRR

**LEGAL DESCRIPTION:**

Situated in District No. Nine (9) of Knox County, Tennessee, being described as Lot 29, Blk. 26, E/S Cherokee Avenue (Property of Mrs. F. F. Ballew deed dated August 20, 1922, Deed Book 363, page 266, Register's Office, Knox County, Tennessee, which reference is hereby made).

**DERIVATION:**

Being the same property conveyed to Judy Gail Moore Schuler, by Warranty Deed dated November 30, 1998 and recorded March 22, 1999 from Thomas E. Moore and Lucille Doyle, of record in Book 2320, page 9, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to all matters shown on plat of record in Cab A Slide 185B.

2. Owner's name is shown as Juday Gail Moore Schular on tax card.

We certify that this opinion represents research from September 1, 1992 through September 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pk
Knoxville. TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,140.48**

**TAX ID:** 122ED-016 **TAX SALE:** 24

**TRUSTEE FILE:** 556

**OWNER(S) & ADDRESS(ES):**

John J. Harb
1313 Maryville Pike, Knoxville, TN 37920
2025 Kemper Lane, Knoxville, TN 37920
865-604-3028 (cellphone)

**COMMON DESCRIPTION:**

1313 Maryville Pike, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in District No. Nine, formerly Fourteen, of Knox County, Tennessee, within the 25th Ward of the City of Knoxville, Tennessee, and being all of Lots 88, 89, and 90 of the Vestal Heights Addition as the same appears of record on the revised maps covering Lot Nos. 84-115, inclusive of said Addition, the same having been made by Holt & Lack Engineers, being filed March 17,1928 and filed of record in Plat Cabinet A, Slide 300-A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; said 3 lots have a combined frontage of 75 feet on the West side of Maryville Pike and extend back to L&N Railroad right of way.

BEING PART OF the same property conveyed to John J. Harb, unmarried, from Carolyn L. Warwick-Thompson an undivided ½ interest and Hugh E. Houser, an undivided ½ interest, by Quit Claim Deed dated September 3, 2008 and filed of record on September 18, 2008 as Instrument Number 200809180019553, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART OF the same property conveyed to John J. Harb, unmarried, from Carolyn L. Warwick-Thompson an undivided ½ interest and Hugh E. Houser, an undivided ½ interest, by Quit Claim Deed dated September 3, 2008 and filed of record on September 18, 2008 as Instrument Number 200809180019553, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $656.19, if paid in 3/2023;

2012 Knox County taxes are delinquent in the amount of $622.85, if paid in 03/2023;

2013 Knox County taxes are delinquent in the amount of $580.26, if paid in 03/2023;

2014 Knox County taxes are delinquent in the amount of $546.60, if paid in 03/2023;

2015 Knox County taxes are delinquent in the amount of $512.94, if paid in 03/2023;

2016 Knox County taxes are delinquent in the amount of $479.28, if paid in 03/2023;

2017 Knox County taxes are delinquent in the amount of $409.55, if paid in 03/2023;

2018 Knox County taxes are delinquent in the amount of $378.95, if paid in 03/2023;

2019 Knox County taxes are delinquent in the amount of $348.35, if paid in 03/2023;

2020 Knox County taxes are delinquent in the amount of $317.75, if paid in 03/2023;

2021 Knox County taxes are delinquent in the amount of $587.15, if paid in 03/2023;

2022 Knox County taxes are delinquent in the amount of $136.01, if paid in 03/2023;

2. 2011 Knoxville City taxes are delinquent in the amount of $778.93, if paid in 03/2023;

2012 Knoxville City taxes are delinquent in the amount of $731.47, if paid in 03/2023;

2013 Knoxville City taxes are delinquent in the amount of $1,013.82, if paid in 03/2023;

2014 Knoxville City taxes are delinquent in the amount of $703.63, if paid in 03/2023;

2015 Knoxville City taxes are delinquent in the amount of $651.04, if paid in 03/2023;

2016 Knoxville City taxes are delinquent in the amount of $598.44, if paid in 03/2023;

2017 Knoxville City taxes are delinquent in the amount of $494.88, if paid in 03/2023;

2018 Knoxville City taxes are delinquent in the amount of $447.34, if paid in 03/2023;

2019 Knoxville City taxes are delinquent in the amount of $399.80, if paid in 03/2023;

2020 Knoxville City taxes are delinquent in the amount of $352.26, if paid in 03/2023;

2021 Knoxville City taxes are delinquent in the amount of $304.71, if paid in 03/2023;

2022 Knoxville City taxes are delinquent in the amount of $189.96, if paid in 03/2023;

3. City of Knoxville has recorded Abstract and Notice of Lien Lis Pendens as Instrument Numbers 201904300063731; 202110140031023; and 202205180087617, all in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, restrictions, zoning ordinances, as shown on plat of record in Plat Cabinet A, Slide 300-A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,220.68**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,808.35**

**TAX ID:** 122MA-007 **TAX SALE:** 24

**TRUSTEE FILE:** 558

**OWNER(S) & ADDRESS(ES):**

Alfred Lindsey
Ellaree Lindsey
1309 Mt. Olive Rd.
Knoxville, TN 37920

**COMMON DESCRIPTION:**

1309 Mount Olive Rd

**LEGAL DESCRIPTION:**

SITUATED in District No. Nine (9) of Knox County, Tennessee, and outside the corporate limits of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the westerly line of Mt. Olive Road, said pin lying, if extended to center line of Mt. Olive Road, 767.6 ft., more or less, southerly from the intersection of the center of Mt. Olive Road with the center line of Joe Lewis Road; thence from said pin along the westerly line of Mt. Olive Road, South 16 deg. 04 min. East 204.6 ft. to an iron pin, corner to Wm. E. Nichols; thence leaving said road and with line of Wm. E. Nichols, South 75 deg. 00 min. West 362.7 ft. to an iron pin corner to Maude Nichols; thence with Maude Nichols line, North 25 deg. 14 min. West 237.0 ft. to an iron pin; thence with division line with Jama Lindsay, North 79 deg. 06 min. East 402.0 ft. to an iron pin in the westerly line of Mt. Olive Road, the point of BEGINNING, containing 1.91 acres as shown by survey of Sehorn & Kennedy, Engineers.

**DERIVATION:**

Being the same property conveyed to Alfred Linsey and wife, Ellaree Lindsey by Warranty Deed from Jama Lindsay, Widow, dated July 5, 1979, recorded July 16, 1979 and of record in Book 1681, Page 501, in the Register's Office for Knox County, Tennessee. See also Warranty Deeds of record in Book 1681, Page 499 and Book 972, Page 55, in said Register's Office.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Deed of Trust from Ellaree Lindsey and Alfred Lindsey, wife and husband to FMLS, Inc., Trustee for AmSouth Bank, dated August 17, 2001, recorded September 4, 2001 and of record in Instrument No. 200109040017655, in the Register's Office for Knox County, Tennessee in the amount of $45,000.00; Substitute of Trustee appointed in Instrument No. 200909170020185, in said Register's Office. Lender is now owned by Regions Bank. SERVE: Corporate Service Company, 2908 Poston Ave. Nashville, TN 37203.

2. Notice of Lien Lis Pendens filed against Alfred Lindsey and Ellaree Lindsey, property address shown as mailing address, by Daniel A. Sanders, Deputy Law Director, Counsel for Knox County, Tennessee, for real property taxes, penalties, interest costs and other lawful charge upon subject property, recorded in Instrument No. 201403240054488, in the Knox County Register's Office. SERVE: Glenn Jacobs, Mayor, 400 Main St. Suite 615, Knoxville. TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**: NONE

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,305.68**

**TAX ID:** 123-009 **TAX SALE:** 24

**TRUSTEE FILE:** 561

**OWNER(S) & ADDRESS(ES):**

Kirk Knopps and Judith Knopps, unmarried
5021 Sims Road
Knoxville, TN 37920

**COMMON DESCRIPTION:**

5021 Sims Road
223.02 x 198.56 x IRR

**LEGAL DESCRIPTION:**

SITUATED IN THE NINTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE, WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHWESTERN LINE OF SIMS ROAD, SAID IRON PIN BEING LOCATED IN A SOUTHEASTERLY DIRECTION, 1,320 FT., MORE OR LESS, FROM THE RIGHT OF WAY OF MOUNT OLIVE ROAD; THENCE WITH THE SOUTHWESTERN LINE OF SIMS ROAD, S 44 DEG 19 MIN E 223.02 FT. TO AN IRON PIN, CORNER TO DAVIS; THENCE WITH DAVIS LINE, S 56 DEG 35 MIN 198.56 FT. TO AN IRON PIPE; THENCE N. 38 DEG 30 MIN W 214.46 FT. TO AN IRON PIPE IN THE LINE OF KING; THENCE WITH THE KING LINE N 54 DEG 50 MIN E 175.42 FT. TO AN IRON PIN, THE POINT OF BEGINNING.

**DERIVATION:**

BEING THE SAME PROPERTY CONVEYED TO KIRK KNOPPS AND JUDITH KNOPPS, BOTH UNMARRIED BY SPECIAL WARRANTY DEED FROM FIRST UNION HOME EQUITY BANK, NA, DATED MAY 12, 1999, AND RECORDED MAY 20, 1999, IN BOOK 2327, PAGE 551, REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

**INTERESTED PERSONS (ENCUMBRANCES):** None found.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None found.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None found.

**OTHER MATTERS AFFECTING TITLE:**

1. Notice found showing Judith A. Knopps is deceased. No obituary or other information found as to heirs of Judith A. Knopps. Cannot verify if one and the same as the title holder.

2. Subject to Boundary Line Agreement of record in Book 2173 Page 82 Knox County Register's Office.

We certify that this opinion represents research from March 6, 1991 through January 3, 2024 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm
8517 Kingston Pike
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 7,443.07**

**TAX ID:** 123HL-002 **TAX SALE:** 24

**TRUSTEE FILE:** 570

**OWNER(S) & ADDRESS(ES):**

Roy Caughorn (deceased) and wife, Shirley Caughorn (listed in public records)
1100 Avenue C, Knoxville, TN 37920

**COMMON DESCRIPTION:**

1100 Avenue C, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in District No. Nine of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 28, Block 4, in what is known as Southland Park Addition, an Addition to Knoxville, Tennessee, as shown by map of said Addition of record in Plat Cabinet A, Slide 195-B (formerly Map Book 6, page 47), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description, said premises improved with dwelling house fronting on "C" Avenue, and bearing House Number 1100 C Avenue.

BEING the same property Roy Caughorn and wife, Shirley Caughorn, by Warranty Deed dated June 26, 1978, from James W. Isbill and wife, Janie L. Isbill, recorded on June 26, 1978 in Deed Book 1646, page 666, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property Roy Caughorn and wife, Shirley Caughorn, by Warranty Deed dated June 26, 1978, from James W. Isbill and wife, Janie L. Isbill, recorded on June 26, 1978 in Deed Book 1646, page 666, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $647.58, if paid in 03/2023;

2012 Knox County taxes are delinquent in the amount of $613.92, if paid in 03/2023;

2013 Knox County taxes are delinquent in the amount of $651.02, if paid in 03/2023;

2014 Knox County taxes are delinquent in the amount of $612.86, if paid in 03/2023;

2015 Knox County taxes are delinquent in the amount of $574.70, if paid in 03/2023;

2016 Knox County taxes are delinquent in the amount of $536.54, if paid in 03/2023;

2017 Knox County taxes are delinquent in the amount of $498.38, if paid in 03/2023;

2018 Knox County taxes are delinquent in the amount of $460.22, if paid in 03/2023;

2019 Knox County taxes are delinquent in the amount of $422.06, if paid in 03/2023;

2020 Knox County taxes are delinquent in the amount of $389.90, if paid in 03/2023;

2021 Knox County taxes are delinquent in the amount of $393.31, if paid in 03/2023;

2022 Knox County taxes are delinquent in the amount of $23.35, if paid in 03/2023.

2. 2011 Knoxville City taxes are delinquent in the amount of $768.04, if paid in 03/2023;

2012 Knoxville City taxes are delinquent in the amount of $721.25, if paid in 03/2023;

2013 Knoxville City taxes are delinquent in the amount of $1,101.33, if paid in 03/2023;

2014 Knoxville City taxes are delinquent in the amount of $2,218.90, if paid in 03/2023;

2015 Knoxville City taxes are delinquent in the amount of $20,433.58, if paid in 03/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,770.35, if paid in 03/2023;

2017 Knoxville City taxes are delinquent in the amount of $611.74, if paid in 03/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,472.57, if paid in 03/2023;

2019 Knoxville City taxes are delinquent in the amount of $2,472.28, if paid in 03/2023;

2020 Knoxville City taxes are delinquent in the amount of $434.35, if paid in 03/2023;

2021 Knoxville City taxes are delinquent in the amount of $67.67, if paid in 03/2023;

2022 Knoxville City taxes are delinquent in the amount of $303.21, if paid in 03/2023.

3. City of Knoxville has recorded Notice of Lien as Instrument Number 201408050007560; Instrument Number 201507210004817; Instrument Number201609160017835; Instrument Number 201601150041614; Instrument Number 201807250005431; Instrument Number 201810220025535; Instrument Number 201902040045804; Instrument Number 201907100002474; Instrument Number 201908160012016; Instrument Number 201911140033542; Instrument Number 202202220064755; and Instrument Number 202302010042888, in the Register's Office for Knox County, Tennessee.

4. City of Knoxville and Knox County, Tennessee recorded Abstract and Notice of Lien Lis Pendens, as Instrument Number 201904300063731; Instrument Number 202110140031023; and Instrument Number 202205180087617, in the Register's Office for Knox County, Tennessee.

5. Neighborhood Codes Enforcement has an Order recorded as Instrument Number 201412090031586, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE FOUND

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Easements, Restrictions and zoning ordinances as shown by plat of record in Plat Cabinet A, Slide 195-B (formerly Map Book 6, page 47), in the Register's Office for Knox County, Tennessee.

2. Setback lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Roy Caughorn is deceased, having passed away April 15, 2012. According to his obituary, Shirley Caughorn and him were married at the time of his death.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,344.24**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 35,475.83**

**TAX ID:** 123HN-010 **TAX SALE:** 24

**TRUSTEE FILE:** 571

**OWNER(S) & ADDRESS(ES):**

Katherine Elizabeth Johnson
203 Avenue B, Knoxville, TN 37920
6709 Dane Dale Road, Knoxville, TN 37918

**COMMON DESCRIPTION:**

203 Avenue B, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in District No. Fourteen of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, being all of Lots 4 and 5, Block 2, Ambrister & Ballard's Southland Park Addition to Knoxville, Tennessee, as shown by map of same of record in Map Book 6, page 47, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Katherine Elizabeth Johnson, by Quit Claim Deed dated March 1, 2010, from Amanda Cook and David Franklin, recorded as Instrument Number 2010040600692929, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING the same property conveyed to Katherine Elizabeth Johnson, by Quit Claim Deed dated March 1, 2010, from Amanda Cook and David Franklin, recorded as Instrument Number 2010040600692929, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2013 Knox County taxes are delinquent in the amount of $753.08, if paid in 03/31/2023;

2014 Knox County taxes are delinquent in the amount of $708.44, if paid in 03/31/2023;

2015 Knox County taxes are delinquent in the amount of $663.80, if paid in 03/31/2023;

2016 Knox County taxes are delinquent in the amount of $619.16, if paid in 03/31/2023;

2017 Knox County taxes are delinquent in the amount of $616.82, if paid in 03/31/2023;

2018 Knox County taxes are delinquent in the amount of $568.58, if paid in 03/31/2023;

2019 Knox County taxes are delinquent in the amount of $520.34, if paid in 03/31/2023;

2020 Knox County taxes are delinquent in the amount of $472.10, if paid in 03/31/2023;

2021 Knox County taxes are delinquent in the amount of $620.26, if paid in 03/31/2023;

2022 Knox County taxes are due in the amount of $342.00.

2. 2011 Knoxville City taxes are delinquent in the amount of $882.00, if paid in 03/31/2023;

2012 Knoxville City taxes are delinquent in the amount of $828.12, if paid in 03/31/2023;

2013 Knoxville City taxes are delinquent in the amount of $1,226.28, if paid in 03/31/2023;

2014 Knoxville City taxes are delinquent in the amount of $929.14, if paid in 03/31/2023;

2015 Knoxville City taxes are delinquent in the amount of $859.31, if paid in 03/31/2023;

2016 Knoxville City taxes are delinquent in the amount of $789.48, if paid in 03/31/2023;

2017 Knoxville City taxes are delinquent in the amount of $769.74, if paid in 03/31/2023;

2018 Knoxville City taxes are delinquent in the amount of $694.94, if paid in 03/31/2023;

2019 Knoxville City taxes are delinquent in the amount of $620.14, if paid in 03/31/2023;

2020 Knoxville City taxes are delinquent in the amount of $545.34, if paid in 03/31/2023;

2021 Knoxville City taxes are delinquent in the amount of $470.53, if paid in 03/31/2023;

2022 Knoxville City taxes are delinquent in the amount of $483.71, if paid in 03/31/2023;

3. City of Knoxville and Knox County, Tennessee, have an Abstract and Notice of Lien Lis Pendens recorded as Instrument Numbers 202205180087617, 202110140031023, and 201904300063731, in the Register's Office for Knox County, Tennessee.

4. Blue World Pools Inc has a UCC Financing Statement recorded as Instrument Number 201905220068962, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Subject to restrictions, setbacks, utility and drainage easements, zoning ordinances, etc., as shown by map of record in Map Book 6, page 47, in the Register's Office for Knox County, Tennessee.

2. Mary Shook, single, and Raymond Shook, single took title to this property as tenants-in-common in Deed Book 1890, page 133, in the Register's Office for Knox County, Tennessee. Raymond Shook conveyed out in Deed Book 2058, page 91 – but Mary Shook did not join in conveying and nothing is found of record in Probate for Chancery Court, Probate Division, Knox County, Tennessee. Mary Shook's interest was not conveyed.

3. Verification if one and same regarding Judgment Lien against "Elizabeth Johnson", recorded as Instrument Number 201501090037017, in the Register's Office for Knox County, Tennessee.

4. Verification if one and same regarding Federal Tax Lien against "Kathryn Johnson" recorded as Instrument Number 201411170027666, in the Register's Office for Knox County, Tennessee.

5. Verification if one and same regarding Federal Judgment Lien against "Catherine Johnson", recorded as Instrument Number 200707170004894, in the Register's Office for Knox County, Tennessee.

6. Verification if one and same regarding Judgment Lien against "Kathy Welch aka Kathleen Galraith Johnson", recorded as Instrument Number 201706150076626, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,817.76**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,297.67**

**TAX ID:** 123HP-028 **TAX SALE:** 24

**TRUSTEE FILE:** 572

**OWNER(S) & ADDRESS(ES):**

Thomas Christopher Long
12212 Chapman Hwy.
Seymour, TN 37865

**COMMON DESCRIPTION:**

403 Ave B
Lot 17, Block 2, South Land Addition

**LEGAL DESCRIPTION:**

SITUATED in the Ninth Civil District of Knox County, Tennessee, within the 25th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 17, in Block Two, of the South Land Addition to Knoxville, Tennessee, said lot fronting 50 feet on the north side of Avenue B, corner of Cleage Street, formerly Peach Street, and extending back between parallel lines 140 feet to a ten foot alley.

**DERIVATION:**

Being the same property conveyed to Thomas Christopher Long by Quit-Claim Deed from Stacy M. Lacie, Susan G. Ingle and Donna S. Dyer, dated May 18, 2009, recorded May 28, 2009 and of record in Instrument No. 200905280077325, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201407030001134, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

2. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201408290012591, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

3. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney

for the City of Knoxville, for $200.00, recorded in Instrument No. 201501140037911, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

4. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201501140037961, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

5. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201511060028794, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

6. Complaint filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Knoxville, Tennessee 37865, by Robert Moyers, Manager, Neighborhood Codes Enforcement, Public Service Department for the City of Knoxville, for property in unfit, unsafe or dangerous condition, recorded in Instrument No. 201605110065432, Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

7. Order filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by David Brace, Public Officer for the City of Knoxville, for property unfit for human habitation, recorded in Instrument No. 201606030070604 in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

8. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201609160017838, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

9. Complaint filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Robert Moyers, Manager, Neighborhood Codes Enforcement, Department of Plans Review & Inspections for the City of Knoxville, for property in unfit, unsafe or dangerous condition, recorded in Instrument No. 201706140076500, Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

10. Order filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by David Brace, Public Officer for the City of Knoxville, for property unfit for human habitation, recorded in Instrument No. 201707180003534 in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902.

11. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201709050015182, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

12. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $7,357.70, recorded in Instrument No. 201801100041300, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

13. Notice of Lien Correction filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $7,357.70, recorded in Instrument No. 201801310045212, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

14. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $231.30, recorded in Instrument No. 201802270050740, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

15. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $167.00, recorded in Instrument No. 201808220012104, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

16. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $211.00, recorded in Instrument No. 201902040045803, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

17. Abstract and Notice of Lien Lis Pendens filed against Delinquent Taxpayers and Property Owners (Thomas Christopher Long), by Douglas Gordon, Delinquent Tax Attorney for City of Knoxville and David L. Buuck, Delinquent Tax Attorney for Knox County, Tennessee, for $8,016.82 (City taxes) and $3,938.44 (County taxes), recorded in Instrument No. 201904300063731, in the Knox County Register's Office. SERVE: Douglas Gordon, Staff Attorney, City of Knoxville, 400 Main Street, Suite 699, Knoxville, TN 37902 and David L. Buuck, Tax Attorney for Knox County, Tennessee, P. O. Box 70, Knoxville, TN 37901

18. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201907250006011, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

19. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 201908160012015, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

20. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $222.00, recorded in Instrument No. 201910290029578, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

21. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 202002040051555, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

22. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 202108180013993, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

23. Abstract and Notice of Lien Lis Pendens filed against Delinquent Taxpayers and Property Owners (Thomas Christopher Long), by Douglas Gordon, Delinquent Tax Attorney for City of Knoxville and J. Myers Morton, Deputy Law Director, Attorney for the Knox County Trustee, for $4,554.89 (City taxes) and $2,399.61 (County taxes), recorded in Instrument No. 202110140031023, in the Knox County Register's Office. SERVE: Douglas Gordon, Staff Attorney, City of Knoxville, 400 Main Street, Suite 699, Knoxville, TN 37902 and J. Myers Morton, Deputy Law Director, Attorney for Knox County Trustee, Office of the Knox County Law Director, 400 Main Street, Suite 612, City-County Building, Knoxville, TN 37902-2405

24. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 202202220064822, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

25. Abstract and Notice of Lien Lis Pendens filed against Delinquent Taxpayers and Property Owners (Thomas Christopher Long), by Douglas Gordon, Delinquent Tax Attorney for City of Knoxville and J. Myers Morton, Deputy Law Director, Attorney for the Knox County Trustee, for $28,784.87 (City taxes) and $4,468.00 (County taxes), recorded in Instrument No. 202205180087617, in the Knox County Register's Office. SERVE: Douglas Gordon, Staff Attorney, City of Knoxville, 400 Main Street, Suite 699, Knoxville, TN 37902 and J. Myers Morton, Deputy Law Director, Attorney for Knox County Trustee, Office of the Knox County Law Director, 400 Main Street, Suite 612, City-County Building, Knoxville, TN 37902-2405

26. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $277.00, recorded in Instrument No. 202211100028406, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

27. Notice of Lien filed against Thomas Christopher Long, 12212 Chapman Highway, Seymour, Tennessee 37865, by Jimmy Brown Johnson, Attorney for the City of Knoxville, for $266.00, recorded in Instrument No. 202302010042887, in the Knox County Register's Office. SERVE: Indya Kincannon, Mayor, City of Knoxville, 400 Main St Suite 691, Knoxville, TN 37902

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**
No probate found for Thomas Christopher Long, but an obituary was found and per obituary, heir would be daughter, Michelle Reno. No address found.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**
We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**
Nancy B. Webber, #013162

**PAYMENT INFORMATION**
The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,087.64**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 36,241.17**

**TAX ID:** 123MC-003 **TAX SALE:** 24
**TRUSTEE FILE:** 576

**OWNER(S) & ADDRESS(ES):**
Tracey B. Hamdallah
1117 Park Hill Circle #C1, Knoxville, TN 37909
312 Hartford Road, Knoxville, TN 37920

**COMMON DESCRIPTION:**
312 Hartford Road, Knoxville, TN 37920

**LEGAL DESCRIPTION:**
SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, and within the 27th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 7, of the Ford Addition to Colonial Village Subdivision, as shown by map of same of record in Plat Cabinet B, Slide 233-B (formerly Map Book 17, page 138), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; and as shown by survey of Michael E. Luethke, Surveyor, dated March 26, 1986, bearing Drawing Number 86142.

BEING the same property conveyed to Tracey B. Hamdallah, married, from Gregory D. Bohanan and wife, Terri W. Bohanan, by Warranty Deed dated May 5, 1986, and recorded on May 7, 1986 in Warranty Deed Book 1880, page 211, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**
BEING the same property conveyed to Tracey B. Hamdallah, married, from Gregory D. Bohanan and wife, Terri W. Bohanan, by Warranty Deed dated May 5, 1986, and recorded on May 7, 1986 in Warranty Deed Book 1880, page 211, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**
1. 2015 Knox County taxes are delinquent in the amount of $1,282.55, if paid in 3/2023;
2016 Knox County taxes are delinquent in the amount of $1,192.91, if paid in 3/2023;
2017 Knox County taxes are delinquent in the amount of $1,124.42, if paid in 3/2023;
2018 Knox County taxes are delinquent in the amount of $1,032.98, if paid in 3/2023;
2019 Knox County taxes are delinquent in the amount of $941.54, if paid in 3/2023;
2020 Knox County taxes are delinquent in the amount of $850.10, if paid in 3/2023;
2021 Knox County taxes are delinquent in the amount of $1,058.66, if paid in 3/2023;
2022 Knox County taxes are delinquent in the amount of $477.05, if paid in 3/2023.

2. 2015 Knoxville City taxes are delinquent in the amount of $1,712.99, if paid in 3/2023;
2016 Knoxville City taxes are delinquent in the amount of $1,572.51, if paid in 3/2023;
2017 Knoxville City taxes are delinquent in the amount of $1,444.99, if paid in 3/2023;
2018 Knoxville City taxes are delinquent in the amount of $1,303.23, if paid in 3/2023;
2019 Knoxville City taxes are delinquent in the amount of $1,161.46, if paid in 3/2023;
2020 Knoxville City taxes are delinquent in the amount of $1,019.69, if paid in 3/2023;
2021 Knoxville City taxes are delinquent in the amount of $877.92, if paid in 3/2023;
2022 Knoxville City taxes are delinquent in the amount of $665.11, if paid in 3/2023;

3. Order Extending Judgment Lien against Tracey Hamdallah in favor of Cach, LLC, recorded as Instrument Number 201808130009649, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**
Easements, setback lines, restrictions and zoning ordinances as shown by map of record in Plat Cabinet B, Slide 233-B (formerly Map Book 17, page 138), in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**
A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**
First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 9,818.76**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,040.92**

**TAX ID:** 125-183 **TAX SALE:** 24
**TRUSTEE FILE:** 579

**OWNER(S) & ADDRESS(ES):**
Edward Hayes
Elizabeth Hayes
1328 Leigh Lane
Knoxville, TN 379220

**COMMON DESCRIPTION:**
1328 Leigh Lane
Tract 4, Nell Burks Property

**LEGAL DESCRIPTION AND DERIVATION:**
SITUATE in the 9th (formerly 17th) Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, being known and designated as Tract No. 4 of the Nell Burks property, as shown on the map of the same of record in Cabinet C, Slide 96C (Map Book 24, page 46), in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at the common corner between Tract Nos. 3 and 4 in the south line of Leigh Lane; thence with the line of Tract No. 3 South 34 deg. 30 min. East, 271 feet to an iron pin; thence along a fence line the following calls and distances: North 62 deg. 29 min. East, 207.5 feet; North 52 deg. 9 min. East, 54 feet; North 65 deg. 16 min. East, 114.4 feet; North 58 deg. 59 min. East, 128.1 feet to a stake in the west side of a branch, corner to Tract No. 7; thence with the line of Tract No. 7, North 47 deg.36 min. East, 41.8 feet; thence continuing with the line of Tract No. 7, North 61 deg. 5 min. West, 136.8 feet to the corner of Tract No. 5; thence with the line of Tract No. 5, North 81 deg. 30 min. West, 140.7 feet to the south line of Leigh Lane; thence with said line south 54 deg. 32 min. West, 51.9 feet to a point; thence continuing with said line South 71 deg. 54 min. West, 243.8 feet to the place of BEGINNING.

**DERIVATION:**
BEING the same property conveyed to Edward Hayes and wife, Elizabeth Hayes by Warranty Deed from Harry R. McMillan and wife, Annette McMillan, dated August 25, 1980, recorded September 2, 1980, and of record in Book 1714, page 1043, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**
Knox County, Tennessee recorded a Notice of Lien against Edward and Elizabeth Hayes in the amount of $544.12, plus penalties and interest, for nuisance abatement services provided, as Instrument No. 201710260026381 in the Register's Office for Knox County, Tennessee. Serve: Glen Jacobs, Mayor 400 Main Street Suite 615, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**
We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**
Nancy B. Webber #013162

**PAYMENT INFORMATION**
The Adams Law Firm
8517 Kingston Pike
Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 10,161.87**

**TAX ID:** 136-12201 **TAX SALE:** 24
**TRUSTEE FILE:** 605

**OWNER(S) & ADDRESS(ES):**
J.E. Coatney a/k/a James E. Coatney
1405 John Sevier Highway
Knoxville, TN 37920

**COMMON DESCRIPTION:**
0 John Sevier Highway
6.79 AC Calculated

**LEGAL DESCRIPTION:**
SITUATED in the Ninth Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, said property being more particularly bounded and described as follows, to-wit:

BEGINNING at a car axle in the Northern line of property belonging to Childress and Lett distant North 63 deg. 47 min. East 1664 feet from the Eastern line of Coatney Road, said point of beginning marking the Southeast corner of other property belonging to Grantors; thence North 63 deg. 48 min. East along the Northern line of the Childress and Lett property 499 feet to a car axle; thence South 20 deg. 12 min. East along the Eastern line of the Childress and Lett property 87.5 feet to an iron pin in the Northern line of the Governor John Sevier Highway; thence with the said line of said highway North 73 deg. 30 min. East 150.5 feet to an iron pin in the Western line of property belonging to J.E. Adkins; thence with said line of Adkins North 25 deg. 15 min. West 585 feet to an iron pin in the Southern line of property belonging to Walker; thence with said line of Walker South 70 deg. 15 min. West 665 feet to an iron pin in the Eastern line of other property belonging to Grantors; thence South 27 deg. 12 min. East along the Eastern line of other property belonging to Grantors; 546 feet to a car axle, the place of BEGINNING, containing 8.29 acres, more or less, as shown by Survey of L.E. French, Surveyor, Knoxville, Tennessee, bearing date June 22, 1972.

LESS AND EXCEPT the following parcel of land:

SITUATED in District No. 9 of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being a tract of land known and designated as "Property of J. E. Coatney," as shown by map of same of record in Map Cabinet I, Slide 57B in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description. (Tax Parcel 16-122.03)

**DERIVATION:**
BEING part of the same property conveyed to J.E. Coatney by Warranty Deed from Isrel Coatney and wife, Maryland Coatney, dated January 18, 1973, recorded January 25, 1973, in Deed Book 1498, Page 613 in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**
1. Knox County, Tennessee, recorded a Notice of Lien Lis Pendens against J. E. Coatney for tax debt, in a complaint of record in the Knox County Chancery Court, Docket No. 187088-1, recorded March 24, 2014, in Instrument No. 201403240054449 in the Register's Office for Knox County, Tennessee. Lien purports to be on the 1.5 acre out conveyance (Tax Parcel 136-12203) but legal attached is for both tax parcel 136-12201 and 136-12203.

2. Notice of Federal Tax Lien against James E. Coatney, in the amount of $132,725.29, of record in Instrument No. 201704280065845 in the Register's Office for Knox County, Tennessee. Serve: Serve Internal Revenue Service, Centralized Lien Operation, PO Box 45595 Stop 8420G, Cincinnati, OH 45250-5595

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None

**OTHER MATTERS AFFECTING TITLE:**
1. Subject to Right-of-Way that traverses subject property as shown in Plat of record in Instrument No. 200805290089671 in the Register's Office for Knox County, Tennessee.
2. Subject to all matters disclosed by plat of record in Cabinet H, Slide 295A in the Register's Office for Knox County, Tennessee.
3. Subject to all matters disclosed by plat of record in Cabinet I, Slide 57B in the Register's Office for

Knox County, Tennessee.

4. Tax Parcel 136-12203 is an out conveyance and not included in this opinion.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kington Pk, Knoxville, TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,857.28**

**TAX ID:**136-12203 **TAX SALE:** 24

**TRUSTEE FILE:** 606

**OWNER(S) & ADDRESS(ES):**

J. E. Coatney

1335 W. Governor John Sevier Highway, Knoxville, TN 37920

P.O. Box 3368, Knoxville, TN37927

**COMMON DESCRIPTION:**

1335 W. Governor John Sevier Highway, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being a tract of land known and designated as "Property of J.E. Coatney", as shown by map of same of record in Plat Cabinet I, Slide 57-B (formerly Map Book 74-L, page 24), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to J. E. Coatney, from Isrel Coatney and wife, Maryland Coatney, by Warranty Deed dated January 18, 1973, and recorded on January 25, 1973 in Warranty Deed Book 1498, page 613, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING PART OF the same property conveyed to J. E. Coatney, from Isrel Coatney and wife, Maryland Coatney, by Warranty Deed dated January 18, 1973, and recorded on January 25, 1973 in Warranty Deed Book 1498, page 613, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2017 Knox County taxes are delinquent in the amount of $2,876.60, if paid in 2/2023;

2018 Knox County taxes are delinquent in the amount of $2,634.32, if paid in 2/2023;

2019 Knox County taxes are delinquent in the amount of $2,392.04, if paid in 2/2023;

2020 Knox County taxes are delinquent in the amount of $2,449.76, if paid in 2/2023;

2021 Knox County taxes are delinquent in the amount of $1,888.28, if paid in 2/2023;

2022 Knox County taxes are due in the amount of $2,209.00, and become delinquent March 1, 2023.

2. Deed of Trust from James E. Coatney and wife, M. Ann Coatney, to Investors Trust Company, Trustee for the benefit of Home Federal Bank of Tennessee, dated August 25, 2003, in the original amount of $129,272.17, and recorded on September 5, 2003 as Instrument Number 200309050028356, in the Register's Office for Knox County, Tennessee. Said Deed of Trust is modified by Modification Agreement dated April 25, 2010 and recorded on May 4, 2010 as Instrument Number 201005040069215, in the Register's Office for Knox County, Tennessee.

3. City of Knoxville recorded Notice of Lis Pendens as Instrument Number 201403240054449, in the Register's Office for Knox County, Tennessee.

4. Internal Revenue Service recorded a Federal Tax Lien against James E. Coatney (1335 John Sevier Highway) as Instrument Number 201704280065845, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Restrictions and zoning ordinances as shown in plat recorded in Plat Cabinet I, Slide 57-B, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements, 10 feet inside all lot lines, as shown by map of record, in the Register's Office for Knox County, Tennessee.

3. Setback lines as follows: 40-foot from Governor John Sevier Highway, and for all other lot lines, per governmental zoning regulations, as shown by map of record, in the Register's Office for Knox County, Tennessee.

4. 25-foot Permanent Easement from adjacent parcel owned by J.E. Coatney (Tax ID#136-122.06), crosses subject property (Tax ID#136-122.03) and continues on to parcel owned by J.E. Coatney (Tax ID#136-122.01) with no recorded agreement found in place for ingress, egress and/or maintenance, as shown by map of record as Instrument Number 200805290089671, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.

100 Dalton Place Way, Suite 103

Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 20,063.00**

**TAX ID:** 136-12206 **TAX SALE:** 24

**TRUSTEE FILE:** 607

**OWNER(S) & ADDRESS(ES):**

James E. Coatney and wife, Ann Coatney

0 Coatney Road, Knoxville, TN 37920

1405 John Sevier Highway, Knoxville, TN 37920

**COMMON DESCRIPTION:**

0 Coatney Road, Knoxville, TN 37920

**LEGAL DESCRIPTION:**

SITUATED in District No. Nine of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, being more particularly bounded and described as follows:

BEGINNING on an iron pin, common corner of property of Israel Coatney, James E. Coatney and Ailshai; thence, running with the Ailshai property line and the property herein described, South 65 deg. 40 min. West, 255.89 feet to an iron pin, corner to property of Snyder and Ailshai; thence, running with the Snyder property line, South 57 deg. 22 min. West, 486.24 feet to an iron pin, corner to property of Snyder and Wallen; thence, running with the Wallen property line, South 67 deg. 55 min. West, 100.00 feet to an iron pin, corner to property of Wallen and Jerry Lynn Coatney; thence, running with the Jerry Lynn Coatney property line, the following two calls and distances: North 23 deg. 09 min. West, 243.89 feet to an iron pin, and North 62 deg. 42 min. West, 243.73 feet to an iron pin, corner to property of Jerry Lynn Coatney and Vicki C. Smith; thence, running with the Vicki C. Smith property line, North 78 deg. 30 min. West, 186.96 feet to an iron pin, corner to property of Vicki C. Smith and Shirley C. Webb; thence running with the Shirley C. Webb property line, north 73 deg. 44 min. West, 258.84 feet to an iron pin, corner to property of Shirley C. Webb and other property of Israel Coatney and wife, Marilyn Coatney; thence, running with other property line of Israel Coatney and wife, Marilyn Coatney, the following calls and distances: North 54 deg. 36 min. West, 235.31 feet to an iron pin; North 41 deg. 49 min. West, 352.77 feet to a spring; South 13 deg. 02 min. East, 311.93 feet to an iron pin, corner to other property of Israel Coatney et ux, and Sims property; thence, running with the Sims property line, North 78 deg. 10 min. West, 690.80 feet to a stone, corner of property of Sims and Roberts; thence, running with the Roberts property line, North 10 deg. 03 min. West, 708.71 feet to an iron pin, corner to Roberts and Harris property; thence, running with the Harris property line, the following two calls and distances: North 50 deg. 13 min. East, 251.80 feet to an iron pin, and North 41 deg. 14 min. East, 346.0 feet to an iron pin, corner of property of Harris and Wood; thence, running with the property line of Wood, North 08 deg. 34 min. East, 566.52 feet to an iron pin, corner to property of Wood and Ward; thence, running with the Ward property line, South 66 deg. 31 min. East, 354.76 feet to an iron pin, corner of Ward and Raine property; thence, running with the Raine property line, South 14 deg. 15 min. East, 196.38 feet to an iron pin; thence, continuing with the Raine property line, North 73 deg. 40 min. East, 211.58 feet to an iron pin; thence, continuing with the Raine property line, South 66 deg. 12 min. East, 576.50 feet to an iron pin, corner to property of Walker; thence, running with the property line of Walker, the following calls and distances: South 26 deg. 56 min. West, 23.97 feet to an iron pin; South 33 deg. 50 min. East, 101.62 feet to an iron pin; South 64 deg. 39 min. East, 600 feet to an iron pin; South 53 deg. 16 min. East, 94.34 feet to an iron pin; South 06 deg. 03 min. East, 251.77 feet to an iron pin; North 86 deg. 00 min. East, 300.33 feet to an iron pin, and South 02 deg. 03 min. West, 673.90 feet to an iron pin in property line of Walker, corner to property of James E. Coatney et ux; thence, running with the James E. Coatney et ux property line, South 24 deg. 49 min. East, 143.34 feet to the point of BEGINNING, containing 79.68 acres, more or less, according to survey of Marshall H. Monroe, Surveyor, dated November 12, 1982.

THERE IS ALSO CONVEYED with this property the right of ingress and egress over an existing 25 foot easement along an existing roadway running from Coatney Road to the above described property.

This conveyance is made subject to an existing 100 foot TVA easement across the entire tract with a bearing of North 71 deg. 51 min. East.

BEING the same property conveyed to James E. Coatney and wife, Ann Coatney, by Warranty Deed dated December 10, 1982, from Israel Coatney and wife, Marilyn Coatney, recorded in Deed Book 1776, page 574, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING the same property conveyed to James E. Coatney and wife, Ann Coatney, by Warranty Deed dated December 10, 1982, from Israel Coatney and wife, Marilyn Coatney, recorded in Deed Book 1776, page 574, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2016 Knox County taxes are delinquent in the amount of $984.18, if paid in 03/31/2023;

2017 Knox County taxes are delinquent in the amount of $1,025.13, if paid in 03/31/2023;

2018 Knox County taxes are delinquent in the amount of $942.15, if paid in 03/31/2023;

2019 Knox County taxes are delinquent in the amount of $859.17, if paid in 03/31/2023;

2020 Knox County taxes are delinquent in the amount of $776.19, if paid in 03/31/2023;

2021 Knox County taxes are delinquent in the amount of $850.96, if paid in 03/31/2023;

2022 Knox County taxes are due in the amount of $439.00.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Subject to restrictions and zoning ordinances and matters shown in Instrument Numbers 200805290089671 and 201512010033205, in the Register's Office for Knox County, Tennessee.

2. Subject to utility and drainage easement and zoning ordinances per the vesting deed, and subject to two 10-foot utility and drainage easements inside all lot lines.

3. Subject to setbacks and zoning ordinances and 40-feet from Governor John Sevier Highway, as stated on the vesting deed.

4. Subject to the right of ingress and egress over an existing 25-foot easement along an existing roadway running from Coatney Road to the above described property. This right-of-way needs to be surveyed to get a metes and bounds description.

5. Subject to a TVA powerline easement.

6. Greenbelt application for the property is recorded in Deed Book 1807, page 1038, in the Register's Office for Knox County, Tennessee. Rollback taxes could become due if not renewed.

7. A plat of 18.043 acres of this property is recorded as Instrument Number 200805290089671, in the Register's Office for Knox County, Tennessee. Part of this property was platted along with the adjacent property in Instrument Number 201512010033205, in the Register's Office for Knox County, Tennessee.

8. Verification if one and same regarding Federal Tax Lien against "James Coatney", recorded as Instrument Number 201704280065845, in the Register's Office for Knox County, Tennessee.

9. Per the vesting deed, the property is made subject to a right of ingress and egress over an existing 25-foot easement along an existing roadway running from Coatney Road to the above described property as stated on the vesting deed. If this is a private right-of-way, it should be surveyed to get a metes and bounds description and also a permanent easement for ingress and egress needs to be recorded with the owners of the property the right-of-way crosses, signing off on it needs to be recorded. If it is a shared right-of-way, a maintenance agreement will need to be executed and recorded.

10. See the plat recorded as Instrument Number 200805290089671 – it shows the centerline of a proposed Exclusive Permanent Easement. If it is now being used to access subject property, a Permanent Easement for Ingress and Egress should be executed and recorded with the owners of the property that the right-of-way crosses.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.

100 Dalton Place Way, Suite 103

Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,035.96**

**TAX ID:** 137-049 **TAX SALE:** 24

**TRUSTEE FILE:** 609

**OWNER(S) & ADDRESS(ES):**

Beatrice MaryJane Sellers AKA Beatrice H. Sellers

7519 Winkle Rd.

Knoxville, TN 37920

**COMMON DESCRIPTION:**

7519 Winkle Rd.

85M X 365M IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. 9 of Knox County, Tennessee and without the corporate limits of the City of Knoxville, and being a tract containing .87 acres lying on the West side of Winkle Road and being more fully described as follows:

Beginning at a spike in the center of Winkle Road, said spike being located 450 feet north of the center line of Tipton Station Road; thence from said point of beginning along the property of G. W. Maples due West 194.3 feet to an iron pin, thence South 33 deg. 32 min. West 73.5 feet to an iron pin; thence North 69 deg. 15 min. 75.3 feet to an iron pin; thence North 19 deg 46 min. West, 154.6 feet to an iron pin in Stout Road; thence South 85 deg. 45 min East passing an iron pin at 44.45 feet, a total distance of 365.2 feet to a spike in the center line of Winkle Road; thence with the center line of Winkle Road, South 4 deg. 10 min. West 84 feet to an iron pin, the place of beginning, according to the survey of Luethke Surveying Co. dated October 17, 1979.

Property is made subject to the rights of others for the use of Winkle Road.

Also conveyed from Ray Edward McCammon and wife, Mary Francine McCammon, all right, interest in and to water rights including the right to the water meter and water line and also the rights of ingress and egress over the right of way all described in Deed Book 1509, Page 235, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

Being the same property conveyed to Beatrice MaryJane Sellers and husband, Fred Sellers by Warranty Deed from Ray Edward McCammon and wife, Mary Francine McCammon, dated February 2, 1987, recorded March 13, 1987, and of record in Book 1910, Page 239, in the Register's Office for Knox County, Tennessee. Fred Sellers is deceased.

**INTERESTED PERSONS (ENCUMBRANCES):**

Deed of Trust executed by Beatrice H. Sellers, widowed to Tommy R. Lynch, as Trustee for SunTrust Bank, now known as Truist Bank, in the amount of $10,000.00, dated December 2002 and recorded January 29, 2003 of record in Instrument No. 200301290065998, Register's Office for Knox County, Tennessee. Serve: Registered Agent, Corporate Service Company, 2908 Poston Ave., Nashville, TN 37203-1312.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** Possible estate found for Beatrice Brewer Sellers, Docket 83393-1, but does not appear to be one and the same as current owner. See note 2 below.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE**:

1. Conveyed with right of way for ingress, egress, and water rights as shown in Deed Book 1509 Page 235 in the Register's Office for Knox County, Tennessee.

2. Closed probate file found for Beatrice Brewer Sellers, 83393-1, but affidavit found online in Instrument No. 202009100020410 in the Register's Office that show her spouse was David D. Sellers. Devisees under Will of Beatrice Brewer Sellers are shown as: Gregory Jason Dyer, 165 Lenz Drive, Kodak, TN 37769; Harry E. Dyer, 222 Graves Hollow Rd., Maynardville, TN 37807 and Robin Denise Sodderberg, 1923 Rutledge Road, New Market, TN 37820

We certify that this opinion represents research from September 1, 1992 through September 1, 2023, inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber #013162

**PAYMENT INFORMATION**

The Adams Law Firm

8517 Kingston Pk

Knoxville. TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,615.30**

**TAX ID:** 137-184 **TAX SALE:** 24

**TRUSTEE FILE:** 610

**OWNER(S) & ADDRESS(ES):**

Total Contracting Services, Inc

7108 Chapman High[illegible] Knox[illegible] N [illegible]

P.O. Box 20697, K[illegible] TN [illegible]

**C[illegible]SCR[illegible]**

7[illegible] Ha[illegible] Hi[illegible] [illegible]ill[illegible] 37920

**LE[illegible]RIP[illegible]**

SI[illegible]ED in [illegible]ict No. Nine of Knox County, Ten[illegible], and within the 29th Ward of the City of Knoxville, and being situated on the East or Southeast side of Chapman Highway about four miles from the city limits of the City of Knoxville, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the East side of Chapman Highway, said pin being distant in a North or Northwesterly direction approximately 10 feet from the common corner of Rollins and Huskey, said iron pin being 2.7 feet in a Northeasterly direction from telephone pole Number 76; thence, North 42 deg. East, 28.3 feet to an iron pin; thence, North 13 deg. 10 min. East, 100 feet to an iron pin; thence, South 71 deg. 48 min. West, 154.5 feet to an iron pin to a point on the East or Northeast line of Chapman Highway; thence in a Southeasterly direction with the curve of Chapman Highway, which if reduced to a straight line would be South 55 deg. East, a distance of 125 feet to the point of BEGINNING.

THERE IS EXCEPTED from the above-described property a portion of the property which is occupied by Chapman Highway. The exact amount of said property constituting a part of said highway was determined in that certain case styled H. L. Williams and wife, against Knox County et al, in the Chancery Court for Knox County, Tennessee, bearing Cause No. 38,792, all as set forth in Final Decree of said cause which is of record in Deed Book 1065, page 259, in the Register's Office for Knox County, Tennessee; and described as follows: BEING on the East or Southeast side of Chapman Highway about four miles from the city limits of the City of Knoxville, and being a strip of land 15-feet in width bounded on the Southwest by a line parallel to and Northeast of and at all points 60 feet distant from the center line of Chapman Highway, on the Northeast by property of H. L. Williams and wife, acquired from Olga G. Schwartz by deed dated August 16, 1955, of record in Deed Book 990, page 493, in the Register's Office for Knox County, Tennessee, and bounded on the Northwest and Southeast by the North and South lines, as extended, of said Williams Tract.

BEING the same property conveyed to Total Contracting Services, Inc., by Quit Claim Deed dated July 24, 2014, from Knox County, Tennessee, recorded as Instrument Number 201407310006520, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to Total Contracting Services, Inc., by Quit Claim Deed dated July 24, 2014, from Knox County, Tennessee, recorded as Instrument Number 201407310006520, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2014 Knox County taxes are delinquent in the amount of $974.84, if paid in 02/2023;

2015 Knox County taxes are delinquent in the amount of $906.08, if paid in 02/2023;

2016 Knox County taxes are delinquent in the amount of $843.44, if paid in 02/2023; 2017 Knox County taxes are delinquent in the amount of $1,362.61, if paid in 02/2023;2018 Knox County taxes are delinquent in the amount of $1,250.11, if paid in 02/2023;

2019 Knox County taxes are delinquent in the amount of $1,137.61, if paid in 02/2023;

2020 Knox County taxes are delinquent in the amount of $1,025.11, if paid in 02/2023;

2021 Knox County taxes are delinquent in the amount of $1,037.56, if paid in 02/2023;

2022 Knox County taxes are due in the amount of $1,131.00.

2. 2014 Knoxville City taxes are delinquent in the amount of $1,291.14, if paid in 02/2023;

2015 Knoxville City taxes are delinquent in the amount of $1,193.01, if paid in 02/2023;

2016 Knoxville City taxes are delinquent in the amount of $1,094.89, if paid in 02/2023;

PAID

2017 Knoxville City taxes are delinquent in the amount of $1,758.70, if paid in 02/2023;

2018 Knoxville City taxes are delinquent in the amount of $1,584.38, if paid in 02/2023;

2019 Knoxville City taxes are delinquent in the amount of $1,410.06, if paid in 02/2023;

2020 Knoxville City taxes are delinquent in the amount of $1,235.74, if paid in 02/2023;

2021 Knoxville City taxes are delinquent in the amount of $900.65, if paid in 02/2023;

2022 Knoxville City taxes are delinquent in the amount of $1,569.28, if paid in 02/2023;

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

The corporate charter of Total Contracting Services, Inc., was administratively dissolved by the Tennessee Secretary of State on May 15, 2015.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 12,878.92**

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2023 AS OF JUNE 2024: $ 16,279.58**

**TAX ID:** 137NA-008 **TAX SALE:** 24

**TRUSTEE FILE:** 620

**OWNER(S) & ADDRESS(ES):**

Terry L. Houser (deceased)
521 Tipton Station Rd.
Knoxville, TN 37920

**COMMON DESCRIPTION:**

0 Tipton Station Rd.

**LEGAL DESCRIPTION:**

SITUATED in District No. Nine (9) of Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a point in the North side of Neubert Pike, corner to property now or formerly belonging to Broome; thence with the Northwest line of property of Broome to Trula Murphy's corner; thence with the line of property now or formerly belonging to Trula Murphy to Leon Beans corner; thence with the line of property now of formerly belonging to Bean to Imogene Davis's corner; thence with the line of property now or formerly belonging to Davis to a point in Neubert Pike; thence with the Northern boundary of Neubert Pike in a Southerly direction to the BEGINNING corner, containing ½ acre, more or less.

**DERIVATION:**

BEING the same property conveyed to Terry L. Houser by Warranty Deed from Georgia E. Houser, single, dated November 11, 1997, recorded November 14, 1997 and of record in Book 2268, Page 792, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):** NONE

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

Per obituary found in public records, Terry L. Houser died on 9/23/2009. There is no probate found for him in Knox County.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:** Property is traversed by driveway serving adjoining parcels. No easement agreement found.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

Nancy B. Webber, #013162

**PAYMENT INFORMATION**

The Adams Law Firm, 8517 Kingston Pike, Knoxville TN 37919

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 2,592.84**

**TAX ID:** 144NG-003 **TAX SALE:** 24

**TRUSTEE FILE:** 628

**OWNER(S) & ADDRESS(ES):**

B&J Enterprises
P.O. Box 23190
Knoxville, TN 37933-1190

**COMMON DESCRIPTION:**

B&J Enterprises
9316 Sway Branch Ln
Knoxville, TN 37922
Subdivision Williford Phase II Lot: 33
102.62 X 86.48 X IRR

**LEGAL DESCRIPTION:**

SITUATED in District No. Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being all of Lot 33 on Plat of record in Instrument No. 200610180033852, Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING a part of the same property conveyed to B & J Enterprises, a Tennessee General Partnership, by Warranty Deed, from Gary Williford, Sr. and Kenneth A. Williford, as Personal Representatives of the Estate of Stella Mae Hankins Williford, a/k/a Stella Mae Williford, and by, Nancy Williford Hatmaker, Edna Sue Williford Russell, Kenneth A. Williford (a/k/a Kenneth Alfred Williford), and Gary Williford, Sr. (a/k/a Gary Wayne Williford, Sr and Gary Wayne Williford), Devisees under the Last Will and Testament of Stella Mae Hankins Williford, a/k/a Stella Mae Williford, dated December 12, 2005, recorded December 12, 2005, of record in Instrument No. 200512120051279, Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

Knox County, Tennessee recorded a Notice of Lien against B&J Enterprises, a Tennessee General Partnership, in the amount of $333, recorded on July 10, 2013, as Instrument No. 201307100002797, in the Register's Office for Knox County, Tennessee. Serve: Glenn Jacobs, Mayor, 400 Main Street, Ste. 615, Knoxville, TN 37902.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** None.

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** None.

**OTHER MATTERS AFFECTING TITLE:**

Permanent Utility Easement between Garrett H. Williford and wife, Stella Mae Williford and the First Utility District of Knox County, Tennessee ("FUD"), dated May 1, 2022, recorded on May 6, 2002, of record in Instrument No. 200205060091800, Registers Office for Knox County, Tennessee.

We certify that this opinion represents research from January 1, 1993, through December 5, 2023.

**ATTORNEY NAME AND BPR NUMBER**

Rachel K. Harrison #038807
Deputy Law Director
Knox County Law Director's Office

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 6,291.80**

**TAX ID:** 144NG-006 **TAX SALE:** 24

**TRUSTEE FILE:** 629

**OWNER(S) & ADDRESS(ES):**

B & J Enterprises
9315 Sway Branch Lane, Knoxville, TN 37922
P.O. Box 23190, Knoxville, TN 37933-1190

**COMMON DESCRIPTION:**

9315 Sway Branch Lane, Knoxville, TN 37922

**LEGAL DESCRIPTION:**

SITUATED in District No. Six of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Lot 36, Williford, Phase II, as shown by map of record in Instrument Number 20061080033852, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

LESS AND EXCEPTED all Lots in Williford, Phase I, Plat of Phase I is recorded as Instrument Number 200606090103733, in the Register's Office for Knox County, Tennessee, and Lots 31 through 35 and 37 through 44, Williford, Phase II, plat of Phase II is recorded as Instrument Number 200610180033852, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to B & J Enterprises, by Warranty Deed dated December 12, 2005, from Gary Williford, Sr., and Kenneth A. Williford, as Personal Representatives of the Estate of Stella Mae Hankins Williford, a/k/a Stella Mae Williford, and by Nancy Williford Hatmaker, Edna Sue Williford Russell, Kenneth A. Williford, a/k/a Kenneth Alfred Williford, and Gary Williford, Sr., a/k/a Gary Wayne Williford, Sr. and Gary Wayne Williford, Devisees under the Last Will and Testament of Stella Mae Hankins Williford, ak/a Stella Mae Williford, recorded as Instrument Number 200512120051279, in the Register's Office for Knox County, Tennessee.

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.

**DERIVATION:**

BEING the same property conveyed to B & J Enterprises, by Warranty Deed dated December 12, 2005, from Gary Williford, Sr., and Kenneth A. Williford, as Personal Representatives of the Estate of Stella Mae Hankins Williford, a/k/a Stella Mae Williford, and by Nancy Williford Hatmaker, Edna Sue Williford Russell, Kenneth A. Williford, a/k/a Kenneth Alfred Williford, and Gary Williford, Sr., a/k/a Gary Wayne Williford, Sr. and Gary Wayne Williford, Devisees under the Last Will and Testament of Stella Mae Hankins Williford, AKA Stella Mae Williford, recorded as Instrument Number 200512120051279, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2011 Knox County taxes are delinquent in the amount of $567.59, if paid in 3/2023;

2012 Knox County taxes are delinquent in the amount of $871.43, if paid in 3/2023;

2013 Knox County taxes are delinquent in the amount of $761.60, if paid in 3/2023;

2014 Knox County taxes are delinquent in the amount of $474.80, if paid in 3/2023;

2015 Knox County taxes are delinquent in the amount of $446.00, if paid in 3/2023;

2016 Knox County taxes are delinquent in the amount of $417.20, if paid in 3/2023;

2017 Knox County taxes are delinquent in the amount of $542.91, if paid in 3/2023;

2018 Knox County taxes are delinquent in the amount of $500.97, if paid in 3/2023;

2019 Knox County taxes are delinquent in the amount of $459.03, if paid in 3/2023;

2020 Knox County taxes are delinquent in the amount of $417.09, if paid in 3/2023;

2021 Knox County taxes are delinquent in the amount of $675.10, if paid in 3/2023;

2022 Knox County taxes are delinquent in the amount of $173.57, if paid in 3/2023.

2. City of Knoxville has a Notice of Lien recorded as Instrument Number 201307100002798, in the Register's Office for Knox County, Tennessee.

3. FLE Investments, LLC, has an Entry of Default Judgment recorded against B & J Enterprises, LLC, B & J Enterprises, and First Horizon Bank, recorded as Instrument Number 202206270096449, in the Register's Office for Knox County, Tennessee.

4. Pensco Trust Company, LLC, has an Entry of Default Judgment to Quiet Title, against B & J Enterprises, recorded as Instrument Number 202212050032786, in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:** NONE

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

1. Restrictions and zoning ordinances as shown by map of record in Instrument Numbers 20061080033852, 200606050102199, and 200610130032595, in the Register's Office for Knox County, Tennessee.

2. Utility and Drainage Easements of 10-feet inside all exterior lot lines, 5-feet on all interior lot lines, per governmental zoning regulations, and as shown on map of record in Instrument Number 20061080033852, in the Register's Office for Knox County, Tennessee.

3. Setback lines 20-feet front, 5-feet side and 35-feet rear, per governmental zoning regulations, and as shown by plat of record in Instrument Number 20061080033852, in the Register's Office for Knox County, Tennessee.

4. Subject to Sanitary sewer easement of 15-feet, 7.5-feet each side of line as installed, as shown by map of record in Instrument Number 20061080033852, in the Register's Office for Knox County, Tennessee.

5. Subject to Subdivision Stormwater Covenants recorded as Instrument Number 200610170033109, in the Register's Office for Knox County, Tennessee.

6. Property has HOA assessments per the restrictions.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,893.80**

**TAX ID:** 158-08102 **TAX SALE:** 24

**TRUSTEE FILE:** 646

**OWNER(S) & ADDRESS(ES):**

Kenneth R. Miller and wife Randa L. Miller
2628 Blazier Road, Rockford, TN 37853
203 Glass Lane, Knoxville, TN 37920
(Daughter: LeAnne West)
(Son: Kenny Miller)

**COMMON DESCRIPTION:**

2628 Blazier Road, Rockford, TN 37853

**LEGAL DESCRIPTION:**

SITUATED in District No. Nine of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being a 1.58 acre tract, more or less, bounded on the North by Clark and on the East, by Blazier, and on the West by Earl T. Gibson Road, and more particularly described as follows:

BEGINNING at an iron pin in the Eastern boundary of Earl T. Gibson road common corner to Clark, said iron pin being located 491.08 feet, more or less, from the intersection of Earl T. Gibson Road and Blazier Road as the same is measured along the Eastern boundary of said Earl T. Gibson Road, said point of beginning being the Northwestern corner of the property herein conveyed; thence, from said point of BEGINNING and with the line of Clark, North 67 deg. 53 min. East, 98.07 feet to a Pine; thence, North 79 deg. 39 min. East, 104.62 feet to a post in the line of Blazier; thence, leaving the line of Clark and with the line of Blazier South 15 deg. 2 min. East, 329 feet to a post; thence, leaving the line of Blazier and with the line of Gibson, South 72 deg. 56 min. West, 1697.67 feet to an iron pin in the Eastern boundary of Earl T. Gibson Road; thence, with the Eastern boundary of Earl T. Gibson Road, North 10 deg. 2 min. West, 267.87 feet to an iron pin; thence, North 6 deg. 22 min. West, 65.7 feet to the point of BEGINNING and containing 1.58 acres, more or less, as shown on the Survey pf James F. Hatcher, Jr. RLS dated November 25, 1980.

TOGETHER WITH a right of way the Eastern boundary, being fully described as follows:

BEGINNING at an iron pin, said point of BEGINNING being the same point of beginning referred to above; thence, from said beginning point, North 7 deg. 22 min. West, 130.4 feet to an iron pin; thence, North 14 deg. 30 min. West, 258.45 feet to an iron pin; thence, North 31 deg. 9 min. East, 43.7 feet to a Poplar; thence, leaving the Eastern boundary of said right of way and being the center line of said right of way North 12 deg. 47 min. East, 58.53 feet to a point in the center of the intersection of Blazier Road and the aforesaid described right of way, and right of way being known as Earl T. Gibson Road.

BEING THE SAME PROPERTY CONVEYED TO Kenneth R. Miller and wife, Randa L. Miller from Earl T. Gibson and wife, Evelyn Gibson by General Warranty Deed dated May 14, 1981 and filed of record in Book 1733, Page 348, in the Register's Office for Knox County, Tennessee.

**DERIVATION:**

BEING THE SAME PROPERTY CONVEYED TO Kenneth R. Miller and wife, Randa L. Miller from Earl T. Gibson and wife, Evelyn Gibson by General Warranty Deed dated May 14, 1981 and filed of record in Book 1733, Page 348, in the Register's Office for Knox County, Tennessee.

**INTERESTED PERSONS (ENCUMBRANCES):**

1. 2013 Knox County taxes are delinquent in the amount of $622.67, if paid in 03/31/2023;

2014 Knox County taxes are delinquent in the amount of $586.31, if paid in 03/31/2023;

2015 Knox County taxes are delinquent in the amount of $549.95, if paid in 03/31/2023;

2016 Knox County taxes are delinquent in the amount of $513.59, if paid in 03/31/2023;

2017 Knox County taxes are delinquent in the amount of $377.94, if paid in 03/31/2023;

2018 Knox County taxes are delinquent in the amount of $350.04, if paid in 03/31/2023;

2019 Knox County taxes are delinquent in the amount of $322.14, if paid in 03/31/2023;

2020 Knox County taxes are delinquent in the amount of $294.24, if paid in 03/31/2023;

2021 Knox County taxes are delinquent in the amount of $566.29, if paid in 03/31/2023;

2022 Knox County taxes are delinquent in the amount of $188.79, if paid in 03/31/2023;

2. City of Knoxville has a Deed of Trust from Annuanita G. Montgomery dated December 11, 2008 in the original amount of $15,000.00, and filed of record as Instrument Number 200812120037427, in the Register's Office for Knox County, Tennessee.

3. Deed of Trust from Randa L. Miller and wife, Kenneth Miller to Ernest B. Williams, Trustee for The CIT Group, dated May 4, 2001 in the original amount of $66,990.00, and filed of record as Instrument Number 200105110079111, and as Assigned in Instrument Number 201402180048484, and Appointment of Substitute Trustee in Instrument Number 201403270055094, all in the Register's Office for Knox County, Tennessee.

**NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:**

**NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:** NONE

**OTHER MATTERS AFFECTING TITLE:**

Right of Way Agreement of record in Book 2576, Page 409 and Book 1921, Page 1193, in the Register's Office for Knox County, Tennessee.

We certify that this opinion represents research from September 1, 1992 through September 1, 2022 inclusive.

**ATTORNEY NAME AND BPR NUMBER**

A. Nicole Troutt, Attorney, #021726

**PAYMENT INFORMATION**

First Priority Title Company, Inc.
100 Dalton Place Way, Suite 103
Knoxville, TN 37912

**TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2023 AS OF JUNE 2024: $ 5,369.72**

THIS SALE WILL BE MADE PURSUANT TO THE DECREE CONFIRMING THE REPORT OF THE CLERK AND MASTER AND ORDERING SALE ENTERED THE 17th DAY OF JUNE 2024 AND WILL BE MADE FOR CASH, SUBJECT TO THE RIGHT OF REDEMPTION FOR ONE YEAR.

CLERK AND MASTER FEES AND OTHER COSTS WILL BE ADDED TO THE ABOVE TOTALS BETWEEN THE 3rd OF JUNE 2024 AND THE DATE OF THE SALE. THE PROPERTIES MENTIONED IN THE PLEADINGS AND AS DESCRIBED ABOVE ARE SOLD SUBJECT TO:

**(1) ALL ENCUMBRANCES, RESTRICTIONS AND EASEMENTS OF RECORD; AND**
**(2) THE INTEREST OF PARTIES NOT LISTED ABOVE.**

**THIS THE 17th DAY OF JUNE 2024.**

**JUSTIN BIGGS, TRUSTEE**
**J. MYERS MORTON, DELINQUENT TAX ATTORNEY**
**SCOTT GRISWOLD, CLERK & MASTER**

**END OF CHANCERY COURT SALE OF VALUABLE PROPERTY – TAX SALE 24**