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

TAX SALE # 25

PUBLIC NOTICE

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

TAX SALE # 25

STATE OF TENNESSEE EX REL., vs. DELINQUENT TAXPAYERS, DOCKET NO. 210628-3 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 20th of April, 2026, in the Chancery Court for Knox County, Tennessee, the parcels listed in this notice will be sold at public auction, to the highest bidder, at The Grande Event Center, 5441 Clinton Highway, Knoxville, Tennessee on ***2nd day of June 2026. 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: 003MB-016 **TAX SALE:** 25
TRUSTEE FILE: 2
OWNER(S) & ADDRESS(ES):
Eastside Real Estate and Development Group, LLC
4907 Holston Drive, Knoxville, TN 37914
Said LLC was Administratively Dissolved 08/08/2023
Registered Agent is Derek Spratley,
448 N. Cedar Bluff Road, #356, Knoxville, TN 37923-3612
COMMON DESCRIPTION:
9008 Thunder Bay Way
Knoxville, TN 37938
LEGAL DESCRIPTION:

SITUATED in District No. Six of Knox County, Tennessee, and being known and designated as all of Lot No. 24, Unit 3, Loyston Hills Subdivision, as shown by map of same of record in Instrument Number 200810150025586, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made.

BEING the same property conveyed to Eastside Real Estate and Development Group, LLC, a Tennessee limited Liability Company, by Warranty Deed dated February 10, 2021, from Dylan Blake Skiles, single, recorded as Instrument Number 202102120065814, 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 Eastside Real Estate and Development Group, LLC, a Tennessee limited Liability Company, by Warranty Deed dated February 10, 2021, from Dylan Blake Skiles, single, recorded as Instrument Number 202102120065814, 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

1. Record holder, Eastside Real Estate and Development Group, LLC, is an inactive entity per the Tennessee Secretary of State website, and shows was Administratively Dissolved on 08/08/2023. The mailing address for the LLC is 4907 Holston Drive, Knoxville, TN 37914-4285, and the **Registered Agent for the LLC is Derek Spratley, 448 N. Cedar Bluff Road, Suite 356, Knoxville, TN 37923-3612.**
2. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown in Instrument Numbers 200810150025587, 201401210043101, and matters shown in Instrument Number 200810150025586, in the Register's Office for Knox County, Tennessee.
3. Subject to utility and drainage easements of 10-feet inside all exterior lot lines and roads; 5-feet each side of all interior lot lines, as shown by plat of record aforesaid.
4. Subject to 15-foot sewer line easements, 7.5-feet each side of centerline as installed, as shown by plat of record aforesaid.
5. Subject to the TVA power line easement as shown on the plat of record aforesaid and the tax map.
6. Subject to setbacks of 40-foot on the front, 10-feet on the side and 35-feet on the rear, as shown by plat of record aforesaid.
7. Cross-hatched area of the lot as shown on the plat of record is for subsurface sewage disposal only, any cutting, filling or grading may render area unusable.
8. Subject to Declaration of Permanent Access Easement and Utilities Easement and Maintenance Agreement, recorded as Instrument Number 200810150025588, in the Register's Office for Knox County, Tennessee.
9. Subject to Homeowners maintenance agreement for the common areas recorded as Instrument Number 200810150025587, in the Register's Office for Knox County, Tennessee.
10. Subject to stormwater covenants recorded as Instrument Number 200712260049085, in the Register's Office for Knox County, Tennessee.
11. Subject to any applicable matters in the Declaration of Taking by TVA, recorded in Deed Book 1673, page 18, and Judgment to TVA recorded in Deed Book 1690, page 676, in the Register's Office for Knox County, Tennessee.
12. No notice of completion was found of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,945.79

TAX ID: 004-050 **TAX SALE:** 25
TRUSTEE FILE: 3
OWNER(S) & ADDRESS(ES):
Curtis Gabriel Zaccone, Jr. (deceased)
9024 Welch Road, Knoxville, TN 37918
8928 Maynardville Pike, Knoxville, TN 37938
COMMON DESCRIPTION:
9010 Welch Road, Knoxville, TN 37938
LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the East right-of-way line of Welch Road, marking the Southwest corner of Tract 10 of the Dewey Willard Welch Estate, as shown in Plat Cabinet 95-L, Slide 31, in the Register's Office for Knox County, Tennessee; Thence, from said BEGINNING point and with the line of Tract 10, four (4) calls and distances as follows: South 80 deg. 15 min. 20 sec. East, 138.15 feet to an 18-inch oak; Thence, South 75 deg. 22 min. East, 47.44 feet to a 6-inch ash; Thence, South 85 deg. 40 min. East, 103.85 feet to a 12-inch beech; Thence, South 25 deg. 47 min. 08 sec. East, 335.59 feet to an iron pin corner to Mynatt; Thence, with the line of Mynatt and in a Southwesterly direction, 426 feet, more or less, to a point in the East right-of-way line of Welch Road in a Northerly direction 400 feet, more or less, to an iron pin, the place of BEGINNING, according to the survey of Gerald F. Clark, dated January 27, 1981.

BEING the same property conveyed to Curtis Gabriel Zaccone, Jr., an unmarried person, by Warranty Deed dated April 27, 2000, from Edward L. Irick and wife, Carlie Fay Irick, recorded on January 9, 2001 as Instrument Number 200101090045284, 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., an unmarried person, by Warranty Deed dated April 27, 2000, from Edward L. Irick and wife, Carlie Fay Irick, recorded on January 9, 2001 as Instrument Number 200101090045284, 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: Curtis Gabriel Zaccone, Jr. died on May 16, 2010 and was not found being probated in Knox County or Washington County, Tennessee. No obit referencing heirs located.
NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: NONE
OTHER MATTERS AFFECTING TITLE

1. Subject to any probate concerns including but not limited to TennCare.
2. Subject to restrictions, easements, conditions, setback lines, governmental zoning restrictions, and other matters, as shown by map of record, if any, in the Register's Office for Knox County, Tennessee.
3. Subject to property needing a survey due to a poor legal description and no map of record found.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,344.37

TAX ID: 005LB-00801 **TAX SALE:** 25
TRUSTEE FILE: 5
OWNER(S) & ADDRESS(ES):
James Nicely, life tenant, with remainder to James Paul Nicely
8428 Graceland Road, Corryton, TN 37721
COMMON DESCRIPTION:
8428 Graceland 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 a portion of Lot 8, Block B, Graveston Estates Subdivision, as shown by map of record in Plat Book E, Slide 283-B (formerly Map Book 66-S, page 97), 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 on an iron pin marking the Southeastern most point of the tract conveyed herein, said pin situated in the Northern right-of-way line of Graceland Road; Thence, North 48 deg. 02 min. 42 sec. West, 50 feet with the Northern right-of-way line of said road to an iron pin; Thence, leaving the Northern right-of-way line of said road a course of North 41 deg. 25 min. 18 sec. East, 202.31 feet to an iron pin; Thence, South 47 deg. 13 min. 15 sec. East, 50 feet to an iron pin; Thence, South 41 deg. 25 min. 06 sec. West, 201.59 feet to the point of BEGINNING, containing 0.23 acre, more or less, according to a survey prepared on July 16, 1988, by Perry Walker, TN RLS No. 705.

BEING the same property conveyed to James L. Nicely, single, as life tenant, with remainder to James Paul Nicely, by Warranty Deed dated August 11, 1988, from Paul L. Nicely, single, recorded on August 12, 1988 in Warranty Deed Book 1954, page 565, 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 L. Nicely, single, as life tenant, with remainder to James Paul Nicely, by Warranty Deed dated August 11, 1988, from Paul L. Nicely, single, recorded on August 12, 1988 in Warranty Deed Book 1954, page 565, 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:

James Nicely is a very common name and unable to determine if James L. Nicely or James Paul Nicely are deceased.

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, setbacks, etc. as shown by plat of record in Plat Cabinet E, Slide 283-B (formerly Map Book 66-S, page 97), in the Register's Office for Knox County, Tennessee.
2. Subject to restrictions of recorded found in Warranty Deed Book 1648, page 503; Corrected in Warranty Deed Book 1651, page 1040; Amended in Warranty Deed Book 1800, page 806; Warranty Deed Book 2007, page 849; Instrument Number 200202110065972; Instrument Number 201012170037104, all in the Register's Office for Knox County, Tennessee.
3. Subject to utility and drainage easements of 10 feet inside all exterior lot lines; and 5 feet inside interior lot lines, as show by plat of record, in said Register's Office.
4. Subject to setbacks of 35-feet front and zoning all other lot lines, as shown by plat of record, in said Register's Office.
5. Subject to any probate concerns including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,055.17

TAX ID: 010-047 **TAX SALE:** 25
TRUSTEE FILE: 10
OWNER(S) & ADDRESS(ES):
Charles Jason Leinart
542 Cane Creek Road, Lake City, TN 37769
COMMON DESCRIPTION:
0 Andersonville Pike, Powell, TN 37849
1.49 acres on both sides of Andersonville Pike
LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being 1.49 acres, both sides of Andersonville Pike (property of Dora J. Rogers.

BEING the same property conveyed to Charles Jason Leinart, by Warranty Deed dated October 28, 2005, from William C. Cooper, recorded on November 16, 2005 as Instrument Number 200511160044064, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Correction Warranty Deed, recorded on January 12, 2007 as Instrument Number 200701120056883, both 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 Jason Leinart, by Warranty Deed dated October 28, 2005, from William C. Cooper, recorded on November 16, 2005 as Instrument Number 200511160044064, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Correction Warranty Deed, recorded on January 12, 2007 as Instrument Number 200701120056883, both 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, as shown by map of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to any probate concerns regarding prior owner, Franklin A. Cooper, and the truthfulness of all his heirs conveying out their respective interest in Quit Claim Deed recorded in Warranty Deed Book 2111, page 268, in the Register's Office for Knox County, Tennessee. Also note Quit Claim Deed is dated December 17, 1986 but was not recorded until July 12, 1993. If any of Franklin A. Coopers heirs died between the Quit Claim Deed being executed and recorded, there may be additional heirs to this property.
3. The tax map shows this property on both sides of Andersonville Pike and the North part of the property completely cuts off Tax ID#010-048.01 from Andersonville Pike; subject to that property being able to someday access Andersonville Pike with a possible right-of-way across the subject property.
4. Subject to property needing a survey as it involves land on BOTH sides of Andersonville Pike and there is no map recorded with metes and bounds description as to same.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,846.87

TAX ID: 011-065 **TAX SALE:** 25
TRUSTEE FILE: 15
OWNER(S) & ADDRESS(ES):
Bernie Sharp and wife, Roberta C. Sharp (both deceased)
Heirs: Helen Louise Coffee, Linda MCGimsey, and Carolyn R. Sharp (all deceased)
Heirs of heirs: Angela Renee Powell; Glesha Leigh Nicely; Michael McGimsey and Patty Summers
6512 Red Ash Road, Knoxville, TN 37918
115 Flenniken Avenue, Knoxville, TN 37920
COMMON DESCRIPTION:
0 Texas Valley Road, Knoxville, TN 37938
Part of Lot 4, of Homer Sharp property
LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 4, I the Division of the Property of Homer Sharp, as shown by map of record in Map Book 19, page 127, 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 bounded and described as follows:

BEGINNING at an iron pin in the Western line of Texas Valley Road, said iron pin standing North 63 deg. 45 min. East, 150 feet from the point of intersection of the Western line of Texas Valley Road with the Northern line of Maynardville Pike to Knoxville; and running thence with the Western line of Texas Valley Road, the following courses and distances, to-wit: North 83 deg. 30 min. East, 75 feet; North 85 deg. 30 min East, 50 feet; North 75 deg. 30 min. East, 44 feet; North 49 deg. 00 min. East, 50 feet; North 41 deg. 00 min. East, 527 feet to an iron pin in the line of Irick and in the Western line of Texas Valley Road; Thence, with Iricks line, North 41 deg. 00 min. West, 881 feet to an iron pin at a locust tree, corner to Chandler; Thence, with Chandler's line, South 61 deg. 30 min. West, 272 feet to a point; Thence, continuing with Chandler's line, South 57 deg. 30 min. West, 334 feet to an iron pin in the line of Maynardville Pike, leading to Knoxville; Thence, with said Pike, South 28 deg. 80 min. East, 468 feet to an iron pin, corner to Mrs. Sharp; Thence, with Mrs. Sharps line, South 73 deg. 45 min. East, 96 feet to an iron pin in the West side of a small branch; Thence, with the Western line of said branch and with the line of Mrs. Sharp, South 29 deg. 15 min. East 327 feet to an iron pin, corner to Harrison Welch; Thence, with Welch's Northern line, South 45 deg. 00 min. East, 103 feet to an iron pin in the Western line of Texas Valley Road, the place of BEGINNING, containing 15.04 acres, more or less, as shown by survey of W. L. Smith & Sons, Engineers, Knoxville, TN dated April 15, 1953.

CONVEYANCE IS HEREBY MADE LESS AND EXCEPT the following certain tracts of land conveyed out by:

1) Warranty Deed from Bernie Sharp and wife, Roberta C. Sharp, to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, dated July 10, 1961, and recorded on November 30, 1961 in Warranty Deed Book 1186, page 361, in the Register's Office for Knox County, Tennessee, and containing 5.08 acres more or less.
2) Judgment in favor of Knox County, Etc., vs. Alice Welch and Bernie Sharp, dated August 7, 1963, and recorded on August 21, 1963 in Warranty Deed Book 1232, page 737, in the Register's Office for Knox County, Tennessee, containing 0.23 acres, more or less.
3) Warranty Deed from Bernie Sharp and wife, Roberta Sharp, to Linda R. Sharp Kitts and Samuel D. Kitts, dated June 4, 1969, and recorded on June 19, 1969 in Warranty Deed Book 1408, page 794, in the Register's Office for Knox County, Tennessee, containing 1.76 acres, more or less.
4) Warranty Deed from Bernie Sharp and wife, Roberta Sharp, to Helen Sharp, dated June 4, 1969, and record on June 19, 1969 in Warranty Deed Book 1408, page 797, in the Register's Office for Knox County, Tennessee, containing 5.35 acres, more or less.
5) Warranty Deed from Bernie Sharp and wife,

Roberta Sharp, to Carolyn R. Sharp, dated June 4, 1969, and recorded on June 19, 1969 in Warranty Deed Book 1408, page 800, in the Register's Office for Knox County, Tennessee., containing 1.46 acres, more or less.

6) Warranty Deed from Roberta C. Sharp, widow of Bernie Sharp, and surviving tenant by the entirety, to Gary Nicely and wife, Linda Sharp Nicely, dated February 19, 1973, and recorded on February 23, 1973 in Warranty Deed Book 1500, page 783, in the Register's Office for Knox County, Tennessee, containing 0.77 acres, more or less.

7) Warranty Deed from Carolyn Ruth Sharp, Helen Louise Sharp Coffee, and Michael O. McGimsey, Sr., as heirs of Bernie Sharp and wife, Roberta Sharp, to The State of Tennessee, dated September 10, 2003 and recorded on September 22, 2003 as Instrument Number 200309220035105, in the Register's Office for Knox County, Tennessee, containing 0.128 acres, more or less.

BEING the same property conveyed to Bernie Sharp and wife, Roberta C. Sharp, from Homer Sharp and wife, Georgia E. Sharp, by Warranty Deed dated April 17, 1953, and recorded on April 20, 1953 in Warranty Deed Book 914, page 59, 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 Bernie Sharp and wife, Roberta C. Sharp, from Homer Sharp and wife, Georgia E. Sharp, by Warranty Deed dated April 17, 1953, and recorded on April 20, 1953 in Warranty Deed Book 914, page 59, 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:

Record owners, Bernie Sharp and wife, Roberta C. Sharp are both deceased. Bernie Sharp died on or about December 18, 1969 and Roberta C. Sharp died on or about June 16, 1981. No record found of Roberta Sharp being probated in Knox County, Tennessee. Per obituaries, they had 3 children, Helen Louise Sharp Coffee; Linda McGimsey; and Carolyn R. Sharp. All 3 heirs are also deceased and probated in Knox County. Helen Louise Coffee is probated in Docket # 71409-2, with sole devisee listed as friend, Patty Summers. Linda McGimsey is probated in Docket # 52662-3, with sole devisees listed as husband, Michael O. McGimsey and 2 adult children as Angela Renee Powell and Glesha Leigh Nicely. Carolyn Sharp is probated in Docket # 77069-1, showing sole heirs at law as nieces, Angela Renee Powell and Glesha Leigh Nicely. Subject to any and all probate concerns.

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

OTHER MATTERS AFFECTING TITLE

1. Subject to any and all probate concerns, regarding owners and heirs, including but not limited to TennCare.
2. Subject to restrictions, zoning ordinances, utility and drainage easements, setback as shown by map of record in Map Book 19, page 127, in the Register's Office for Knox County, Tennessee.
3. Subject to a survey needed to determine the exact amount of property remains to this parcel due to to the 7 less and excepts conveyed out over the years.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,627.92

TAX ID: 011-11406 **TAX SALE:** 25

TRUSTEE FILE: 16

OWNER(S) & ADDRESS(ES):

Jonathan Hammons

8552 Foust Hollow Road, Knoxville, TN 37938

COMMON DESCRIPTION:

8552 Foust Hollow Road, Knoxville, TN 37938

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, being without the corporate limits of the City of Knoxville, and being further described as follows, to-wit:

BEGINNING on an iron pin in the Eastern right-of-way line of Foust Hollow Road, the said iron pin being located 210 feet from the point of intersection of said line of Foust Hollow Road, if extended, with the Western right-of-way line of Salem Church Road; thence with the line of property of Gary Graybeal, South 65 deg. 32 min. East, 43 feet to an iron pin; thence, South 23 deg. 06 min. West, 84 feet to an iron pin in the Eastern right-of-way line of Foust Hollow Road; thence with the said line of Foust Hollow Road, on a curve to the right, North 27 deg. 28 min. West, a chord distance of 19.55 feet and North 13 deg. 23 min. West, a chord distance of 40 feet; thence, North 17 deg. 19 min East, 40.66 feet to the point of BEGINNING, containing .06 acre, more or less, according to a survey by Marshall Monroe, Surveyor, Knoxville, Tennessee, dated October 20, 1989.

BEING the same property conveyed to Jonathan Hammons, married, by Quit Claim Deed dated June 27, 2016, from Saad Al-Mafrachi, married, recorded on June 28, 2016 as Instrument Number 201606280076270, 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 Jonathan Hammons, married, by Quit Claim Deed dated June 27, 2016, from Saad Al-Mafrachi, married, recorded on June 28, 2016 as Instrument Number 201606280076270, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien against Jonathan Hammons, in favor of Knox County, Tennessee, recorded on October 19, 2017 as Instrument Number 201710190024740, in the Register's Office for Knox County, Tennessee. **SERVE: Knox County Law Director, 400 Main Street, Suite 612, 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. Subject to property being sold by the Clerk and Master in a 2011 tax sale.
2. Subject to KGIS tax map showing this is a very small tract of land.
3. Subject to restrictions, zoning ordinances, utility and drainage easements, setback in map of record, if any, in the Register's Office for Knox County, Tennessee.
4. Subject to a 5-foot wide easement for field drain along the Eastern most line of the property and a power line easement running across a portion of the property, as set forth as Instrument Number 201301090045112, in said Register's Office.
5. Subject to Jonathan Hammons being one in the same person as Jonathan O. Hammons on Judgement Lien in favor of Cavalry SPV I, LLC, recorded on January 13, 2022 as Instrument Number 202201130054859, in said Register's Office. More info is needed to verify. Said Lien was served at 5719 Wooded Acres Drive, Knoxville, TN 37921.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,214.04

TAX ID: 012-144 **TAX SALE:** 25

TRUSTEE FILE: 19

OWNER(S) & ADDRESS(ES):

James F. Bailey and wife, Karen L. Bailey

8304 Coppock Road, Corryton, TN 37721

COMMON DESCRIPTION:

8304 Coppock Road, Corryton, TN 37721

9.74 acres, more or less, on the Easterly right-of-way line of Coppock Road

LEGAL DESCRIPTION:

SITUATED in Civil District Number Eight (8) 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 pipe old in the Easterly right-of-way line of Coppock Road, said iron rod/pipe being located at 4,882.15 feet, more or less, from the PI of Coppock Road and Majors Road, common corner to John Maddox (Deed Book 1171, page 363); Thence, leaving the line of Maddox and with the right-of-way line of Coppock Road, North 58 deg. 24 min. 12 sec. West, 761.44 feet to an existing axle, common corner to Mack and Mae Jones (Deed Book 716, page 257); Thence, leaving the right-of-way line of Coppock Road and with the line of Jones, North 46 deg. 54 min. 16 sec. East, 724.94 feet to an existing iron bar, common corner to Tract 3, Thompson Ridge (Instrument Number 200810030023506); Thence, leaving the line of Jones and with the line of Tracts 3, 4 and 5, Thompson Ridge, the following calls and distances: South 24 deg. 41 min. 02 secs. East, 163.23 feet to a 15 inch oak; Thence, South 36 deg. 09 min. 51 sec. East, 9.90 feet to an iron rod old; Thence, South 36 deg. 46 min. 54 sec. East, 91.32 feet to a triple oak; Thence, South 44 deg. 02 min. 00 sec. East, 244.63 feet to a 24 inch oak; Thence, South 46 deg. 31 min. 00 sec. East, 23.13 feet to an iron rod old; Thence, South 46 deg. 31 mins. 00 sec. East, 218.95 feet to existing iron bar, common corner to Tract 5, Thompson Ridge and Tract 1, Coppock Fields Subdivision (Plat Cabinet N, Slide 342-A); Thence, leaving the line of Thompson Ridge and with the line of Tract 1, Coppock Subdivision, South 46 deg. 18 min. 07 sec. West, 101.83 feet to an iron rod old, common corner to Tract 1, Coppock Fields Subdivision and John Maddox; Thence, leaving the line of Coppock Fields Subdivision and with the line of Maddox, South 48 deg. 10 min. 21 sec. West, 377.84 feet to an iron pipe old in the Easterly right-of-way line of Coppock Road, said iron pipe being the point of BEGINNING, containing 9.74 acres, more or less, according to the survey of Gary L. Roth, Jr., TN RLS #2051, dated January 26, 2012.

BEING PART OF the same property conveyed to James F. Bailey and wife, Karen L. Bailey, from Judy Kay Maddox Webber, married, Devisee, and Georgia Christine Maddox Oxentine Hamilton Mills, married, Devisee, for the Estate of John J. Maddox a/k/a Johnnie James Maddox, by Warranty Deed dated February 3, 2012, and recorded on February 7, 2012 as Instrument Number 201202070043313, 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 James F. Bailey and wife, Karen L. Bailey, from Judy Kay Maddox Webber, married, Devisee, and Georgia Christine Maddox Oxentine Hamilton Mills, married, Devisee, for the Estate of John J. Maddox a/k/a Johnnie James Maddox, by Warranty Deed dated February 3, 2012, and recorded on February 7, 2012 as Instrument Number 201202070043313, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien in favor of Knox County, Tennessee, against James F. Bailey and Karen L. Bailey, recorded as Instrument Number 201811300033647, in the Register's Office for Knox County, Tennessee. **SERVE: Knox County Law Director, 400 Main Street, Suite 612, 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, zoning ordinances, utility and drainage easements, setback as shown by map of record, if any, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,844.07

TAX ID: 018-139 **TAX SALE:** 25

TRUSTEE FILE: 22

OWNER(S) & ADDRESS(ES):

Warren George Browing, Jr, married

Warren G. Browning and wife, Cordie Browning (both deceased)

Heirs at Law of Warren G. Browning, Sr.

0 Pleasant Gap Road, Powell, TN 37849

4512 Pleasant Gap Road, Powell, TN 37849

COMMON DESCRIPTION:

0 Pleasant Gap Road, Powell, TN 37849

LEGAL DESCRIPTION:

TRACT I:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, lying on both sides of Pleasant Gap Road and being more particularly bounded and described as follows:

BEGINNING at a point in the center of Pleasant Gap Road at the Northeast corner of property conveyed to Ballard Long, et ux, by F. W. Browning, et ux, by Deed dated December 5, 1953, and in the line of property conveyed to Ted A. Long, et al, by Deed of the same date; Thence, with Ballard Long's line, South 44 deg. 00 min. East, 1,390 feet to a maple, another corner with Ballard E. Long, et ux; Thence, running North 54 deg. 30 min. East, 70 feet to an ashe; Thence, North 24 deg. 20 min. East with Cole's line, 790 feet to an oak and an ashe; Thence, North 41 deg. 10 min. West, with Hill's line and crossing Pleasant Gap Road, a total distance of 1,545 feet to a point with other property of F. W. Browning, et ux; Thence, South 31 deg. 52 min. West, Browning's line, 645 feet to a walnut; Thence, South 35 deg. 22 min. East with Browning's line, 347 feet to a point at or near the Northwestern line of Pleasant Gap Road; Thence, South 65 deg. 46 min. West, 268 feet to a point in the center of Pleasant Gap Road; Thence, South 50 deg. 25 min. West, 70 feet to the point of BEGINNING.

BEING the same property conveyed to Warren G. Browning and wife, Cordie Browning, from F. W. Browning and wife, Elizabeth J. Browning, by Warranty Deed dated December 5, 1953, and recorded on December 8, 1953 in Warranty Deed Book 935, page 283, in the Register's Office for Knox County, Tennessee.

TRACT II:

SITUATED in Civil District Number Seven (7) (formerly 6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a stake in the Northwest line of Pleasant Gap Road, corner to G. W. Browning; Thence, with G. W. Browning line, North 35 deg. 22 min. West, 347 feet to a 10-inch walnut; Thence, still with his line, North 81 deg. 52 min. East, 645 feet to a stake in Hill's line; Thence, with Hill's line, North 41 deg. 10 min. West, 440 feet to a 14-inch cedar; Thence, leaving Hill's line, South 26 deg. 25 min. West, 908 feet to a stake; Thence, South 59 deg. 19 min. East, 238 feet to a stake; Thence, South 27 deg. 51 min. East, 290 feet to a stake in the centerline of Pleasant Gap Road; Thence, with the centerline of Pleasant Gap Road, North 65 deg. 46 min. East, 188 feet to the place of BEGINNING.

BEING the same property conveyed to Warren George Browing, Jr., from Warren George Browing, Sr., by Quit Claim Deed dated November 27, 2004, and recorded on November 24, 2004 as Instrument Number 200411240043547, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Correction Quit Claim Deed dated November 10, 2006, and recorded on November 13, 2006 as Instrument Number 200611130040912, in the Register's Office for Knox County, Tennessee. (Correction Quit Claim also changed the above legal description.) See also Warranty Deed from F. W. Browning, widower, to Warren G. Browning and wife, Cordie Browning, dated September 23, 1968, and filed of record February 16, 1971, in Book 1447, Page 201, in the Register's office for Knox County, Tennessee.

THE ABOVE TWO TRACTS ARE LESS AND EXCEPT THE FOLLOWING COVEYANCES:

1. Warranty Deed from Warren G. Browning and wife, Cordie Browning to John B. Trentham and wife, Linda Faye Trentham, dated April 30, 1975, and filed of record May 1, 1975 in Book 1552, Page 604, in the Register's Office for Knox County, Tennessee.
2. Quit Claim Deed from Warren G. Browning, widower, to Linda F. Trentham, single, dated May 20, 1998, and filed of record May 29, 1998, in Book 2287, Page 1017, in the Register's Office for Knox County, Tennessee.
3. Quitclaim Deed from Warren G. Browning to Edna Paralee Browning, dated September 4, 2001 and filed of record September 4, 2001, as Instrument Number 200109040017853, in the Register's Office for Knox County, Tennessee.
4. Quitclaim Deed from Warren G. Browning to Christopher Humphrey, dated November 9, 2001 and filed of record November 13, 2001, as Instrument Number 200111130038030, in the Register's Office for Knox County, Tennessee.
5. Correction Quit Claim Deed from Warren George Browning, Sr., Married, to Warren George Browning, Jr., married, dated November 10, 2006, and filed of record November 13, 2006, as Instrument Number 200611130040912, 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 Warren G. Browning and wife, Cordie Browning, from F. W. Browning and wife, Elizabeth J. Browning, by Warranty Deed dated December 5, 1953, and recorded on December 8, 1953 in Warranty Deed Book 935, page 283, in the Register's Office for Knox County, Tennessee; AND BEING the same property conveyed to Warren George Browing, Jr., from Warren George Browing, Sr., by Quit Claim Deed dated November 27, 2004, and recorded on November 24, 2004 as Instrument Number 200411240043547, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Correction Quit Claim Deed dated November 10, 2006, and recorded on November 13, 2006 as Instrument Number 200611130040912, in the Register's Office for Knox County, Tennessee. (Correction Quit Claim also changed the above legal description.) See also Warranty Deed from F. W. Browning, widower, to Warren G. Browning and wife, Cordie Browning, dated September 23, 1968, and filed of record February 16, 1971, in Book 1447, Page 201, 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:

Cordie Browning died on January 7, 1998, being married to Warren G. Browning, Sr. at the time of her death, according to Affidavit recorded as Instrument Number 200009200020270, in the Register's Office for Knox County, Tennessee.

Warren G. Browning, Sr., died December 17, 2007, and according to his obituary, he was survived by wife, Edna Browning, and children, Warren G. Browning, Jr., and Linda Trentham, and predeceased by daughter, Bobbie Humphrey.

No probate file found in Knox County for Cordie Browning or Warren G. Browning, Sr.

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, setback as shown by map of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns, including but limited to TennCare.
3. Subject to the Oil and Gas Lease to Cumberland Oil Company, recorded in Warranty Deed Book 1924, page 570, in said Register's Office.
4. Subject to Easement to TDS Telecom, recorded in Warranty Deed Book 2295, page 853, in said Register's Office.
5. Property must be surveyed. The property is the remainder portion of property conveyed to Warren G. Harding and wife Cordie Browning in Book 935, Page 283 and Book 1447, Page 201, both in the Register's Office for Knox County, Tennessee. This property is the remainder of the original 2 deeds after the above 5 less and excepted parcels were conveyed out.
6. Warren George Browning, Jr. has an interest in a portion of this remainder piece, above and beyond any interest he may or may not hold as an Heir at Law. In the self-prepared Quitclaim Deed filed of record November 24, 2004, as Instrument Number 200411240043547, in the Register's Office for Knox County, Tennessee, Warren George Browning, Sr. conveyed the legal for all of Tract II above to Warren George Browning, Jr. Subsequently, a Correction Quitclaim Deed was filed on November 10, 2006 as Instrument Number 200611130040912, in the Register's Office for Knox County, Tennessee, which changed the legal in its entirety, however, the legal description from the self-prepared Quitclaim Deed was never conveyed back to Warren G. Harding, Sr.; therefore, Warren G. Harding, Jr. still holds an ownership interest in a portion of this remainder portion of property.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,913.05

TAX ID: 018-175 **TAX SALE:** 25

TRUSTEE FILE: 23

OWNER(S) & ADDRESS(ES):

Otis Whitson and wife, Jewel Whitson (both deceased)

Lois Quinones (daughter-Germany)

Velma Shehy/Velma Sheehe (daughter)

Joan Hurst/ Jo Ann Hurst (daughter)

8908 Andersonville Pike, Powell, TN 37849

COMMON DESCRIPTION:

8908 Andersonville Pike, Powell, TN 37849

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at center of Andersonville Pike, North corner on an East side of Andersonville Pike; Thence, running in a Northern direction to Lot line, East 481 feet to iron pin at the Dewey Ellis corner; Thence, running Southerly direction, 200 feet South to iron pin, then West 340 feet to a pin; Thence, running to center of Andersonville Pike, 194 feet to the BEGINNING corner, being one acre, more or less.

BEING the same property conveyed to Otis Whitson and wife, Jewel Whitson, from Minnie McAffee (widow), by Warranty Deed dated April 13, 1965, and recorded on September 10, 1968 in Warranty Deed Book 1389, page 217, 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 Otis Whitson and wife, Jewel Whitson, from Minnie McAffee (widow), by Warranty Deed dated April 13, 1965, and recorded on September 10, 1968 in Warranty Deed Book 1389, page 217, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust from Otis Whitson and wife, Jewel Whitson,

to Charles K. Tindell, Trustee for the benefit of Minnie McAfee, dated April 13, 1964, in the original amount of $1,900.60, and recorded on October 19, 1977 in Warranty Deed Book 1798, page 754, in the Register's Office for Knox County, Tennessee. DOT has no expiration listed, lien holder likely deceased and lien is most likely time barred, due to age.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Otis Whitson died in March 1970 and Jewel Whitson died October 14, 1995. No probate located in Knox County Chancery Court, Probate Division but per Jewel Whitson's obituary, her heirs are children: Lois Quinones (Germany), Velma Shehy (also known as Velma Sheehe) in NY, and Joann Hurst (also known as Joan Hurst) in Knoxville. Jewel was also predeceased by son James Whitson. Subject to any probate concerns, including but not limited to TennCare.

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, setbacks, etc. of record, if any, in the Register's Office for Knox County, Tennessee. (No map found of record)

2. Subject to any probate concerns as both owners are deceased.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,680.87

TAX ID: 021-209 **TAX SALE:** 25

TRUSTEE FILE: 28

OWNER(S) & ADDRESS(ES):

Kenneth Clapp and Kim Smith as heirs at law of Bettye Ann Clapp: 6716 Boruff Rd

COMMON DESCRIPTION:

6716 Boruff Rd, Corryton, TN 37721

LEGAL DESCRIPTION:

BEGINNING at an iron pin located 654.53 ft. in a southeasterly direction from the edge of Boruff Road, said pin being located at the southeastern corner of property now owned by Larry K. Clapp and in the property line of A. C. Clapp; thence South 85° 07' East, 312.93 feet to an iron pin and corner to Arnwine; thence with Arnwine line South 28° 24' East, 220.58 feet token

iron pin and corner to Darlene Dunn property; thence with Dunn line North 84° 20' West, 909.80 feet to an iron pin; thence North 9° 00' East, 75 feet to an iron pin and corner to Larry K. Clapp; thence with Clapp line South 85° 07' East, 437.80 feet to an iron pin; thence North 9° 00' East.

141 feet to an iron pin and point of BEGINNING, containing 2.83 acres according to survey map by Gerald F. Clark, surveyor, Knoxville. Tennessee, bearing date, October 16, l976.

DERIVATION:

BEING the same property conveyed to Larry K. Clapp and wife, Betty Clapp from Darlene Ivey Dunn and husband, Odie Dunn; Tommy Lee Clapp and wife, Billie Clapp; Lonnie D. Clapp and wife, Nancy R. Clapp, by quit-claim deed dated October 31st, 1977 and recorded on February 4th, 1991, in instrument no. 199102040021530, of record in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. A Deed of Trust from Larry Clapp and Betty Ann Clap, as husband and wife to Tommy R. Lynch, Trustee(s), securing an indebtedness to Suntrust Bank, in the amount of $30,000.00, dated November 26, 2003 and recorded on December 23, 2003 as Instrument No. 200312230064548 in the official records of Knox County Recording Office to be satisfied and released. Serve:Tommy R. Lynch, Trustee, 700 East Hill Avenue, Knoxville, TN 37915

2. A Deed of Trust from Larry k. Clapp and wife, Betty Ann Clapp to Michael L. Powell, Trustee(s), securing an indebtedness to Third National Bank of East Tennessee, in the amount of $30,000.00, dated June 14, 1991 and recorded on June 25, 1991 in Liber 2563, Folio 1033 as Instrument No. 199106260047793 in the official records of Knox County Recording Office to be satisfied and released. Serve: Michael L. Powell, Trustee, 308 N. Peters Rd., Suite 160, Knoxville, TN 37922

3. Judgment in favor of Bridges Funeral Home, Inc., against Betty Ann Clapp , record September 29, 2015, as Instrument No. 201509290020454, in the amount of $7,368.52 plus cost, interest and attorney's fees etc at Docket No. 52893. Serve: George R. Arrants, Attorney representing plaintiff, 800 South Gay Street, Suite 2500, Knoxville, TN 37929.

4. Judgment in favor of Bridges Funeral Home, Inc., against Kimberly R. Smith and Kenneth Clapp, heirs of Bettye Ann Clapp, Deceased, record October 02, 2024, as Instrument No. 202410020018359, in the amount of $7,368.52 plus cost, interest and attorney's fees etc at Case No. 209685-2. Serve: George R. Arrants, Attorney representing plaintiff, 800 South Gay Street, Suite 2500, Knoxville, TN 37929.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Larry Kenneth Clapp died on or about August 4th, 2013, leaving Bettye Ann Clapp as the surviving tenant by the entirety as they were continuously married until his death with no intervening divorce or separation. Furthermore, Bettye Ann Clapp died on or about July 9th, 2017, and her estate was not probated in Knox counties probate division. According to obituary found for Bettye Ann Clapp, her heirs at law following intestate succession are her surviving son, Kenneth Clapp and daughter, Kim Smith.

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

OTHER MATTERS AFFECTING TITLE: NONE

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,736.96

TAX ID: 023-102 **TAX SALE:** 25

TRUSTEE FILE: 34

OWNER(S) & ADDRESS(ES):

Betty Brice Wrinkle; 10312 Old Rutledge Pk

COMMON DESCRIPTION:

10312 Old Rutledge Pk. Knoxville, TN 37806

LEGAL DESCRIPTION:

BEGINNING at an iron pin in the Northeast line of Clear Springs Road, said iron pin marking the West corner of property owned by Junior Arthur Boling and wife, Wilma Juanita Boling as described in Deed Book l029, page 325, in the Register's Office of Knox County, Tennessee, said iron pin being distant Southeast 820 feet more or less, from the intersection of the Northeast line of the Clear Springs Road with the center line of Old Rutledge Pike; thence running with the said Boling property line North 47 deg. 20 min. East 1176 feet to an iron pin which is Northeast corner of said Boling property; thence North 64 deg. 20 min. West 1063.5 feet more or less to a point in the center line of Old Rutledge Pike; thence in a southwesterly direction with the center line of Old Rutledge Pike to the intersection of the center line of Old Rutledge Pike the Northeast line of Clear Springs Road; thence in a Southeasterly direction with and along the Northeast line of Clear Springs Road to the point of BEGINNING, containing 19.19 acres more or less.

DERIVATION:

BEING the same property conveyed to Betty Brice Wrinkle from Macy R. Brice, also known as Mary R. Brice, by warranty deed dated January 17th, 1958, and recorded on February 14th, 1958, in instrument no. 195802140000003, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

None found of record.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: None found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE:

Betty Brice Wrinkle died on or about May 12th, 2012 and no probate estate was found in the Knox County Chancery Court, probate division. According to her obituary, she was preceded in death was her husband, Cleon Jennings Wrinkle, who died on or about April 24th, 1990, Father Stuart Brice and Mother Bessie Mae Brice Sheehan. Survivors included one niece and two nephews and are as follows: Cissie Wrinkle Vaughan, James Daniel Wrinkle, Jr., and Michael Jennings Wrinkle. No obituaries could be found on the surviving next of kins in the state of TN as of 02/11/2025.

Subject to Application for Approval of Land as Agricultural Land recorded in Book 1786 at Page 535, as Instrument No. 198305120013165 in said Register's Office.

Subject to Right of way recorded July 30, 1936 in Book 531 at Page 396, in said Register's Office.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,210.41

TAX ID: 026IA-004 **TAX SALE:** 25

TRUSTEE FILE: 38

OWNER(S) & ADDRESS(ES):

John R. Parton

715 Gamble Drive #C, Heiskell, TN 37754

PO Box 69, Heiskell, TN 37754

COMMON DESCRIPTION:

715 Gamble Drive #C, Heiskell, TN 37754

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being a 1.0 acre, more or less, tract off the Northwestern line of Gamble Drive, as shown by map of record in Plat Cabinet N, Slide 88-C, 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:

TO FIND THE POINT OF BEGINNING, go to an iron pin in the Northwest line of Gable Drive, said iron pin being distant 3,789.70 feet, more or less, following the West line of Gamble Drive in a Northernly direction from the point of intersection of the West line of Gamble Drive with the North line of Raccoon Valley Drive; Thence, North 35 deg. 47 min. East, 192.13 feet to an iron pin; Thence, North 47 deg. 10 min. West, 313.75 feet to an iron pin, said iron pin being the point of BEGINNING; Thence, from said point of BEGINNING, North 36 deg. 07 sec. East, 119.12 feet to an iron pin; Thence, North 47 deg. 09 min. West, 366.02 feet to an iron pin, same being a common corner to Goosie and Aderholt; Thence, continuing generally with a fence row, South 36 deg. 07 min. West, 119.20 feet to an iron pin; Thence, South 47 deg. 10 min. West, 366.06 feet to an iron pin, the same being the point and place of BEGINNING, containing 1.00 acres, more or less, all in accordance with the survey of Marshall Monroe, TN RLS #721, dated July 15, 1993.

BEING the same property conveyed to John R. Parton, unmarried, from Jane E. Barker, unmarried, and Joyce B. Parton, unmarried, by Quit Claim Deed dated August 2, 1993, and recorded on August 3, 1993 in Warranty Deed Book 2113, page 448, 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 John R. Parton, unmarried, from Jane E. Barker, unmarried, and Joyce B. Parton, unmarried, by Quit Claim Deed dated August 2, 1993, and recorded on August 3, 1993 in Warranty Deed Book 2113, page 448, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown in Plat Cabinet N, Slide 88-C in the Register's Office for Knox County, Tennessee.

2. Subject Utility and Drainage Easements, 10 feet inside all exterior boundaries and along roadways, and 5 feet inside interior lot lines, as shown by aforesaid plat of record, in said Register's Office. Vesting Deed dates 10 feet inside all lot lines.

3. Subject to a 25-foot Joint Permanent Use Easement from and to Gamble Road for ingress and egress. Declaration of Joint Permanent Easement recorded in Warranty Deed Book 2122, page 722, in said Register's Office. No Maintenance Agreement located. It is recommended that a new Joint Permanent Easement and Maintenance Agreement be put in place signed by all current owners, as Jane Barker, who originally recorded the easement, recorded it after she conveyed all tracts, therefore, she did not own any of the property the easement serves at the time of conveyance.

4. Subject to the right-of-way from this property to Gamble Road, as shown by KGIS, being located in a different location than the right-of-way shown on the aforesaid plat, in said Register's Office.

5. Subject to John R. Parton being one in the same person as John P. Parton, on Judgement Lien in favor of First Financial Investment Fund VI, LLC, recorded as Instrument Number 201706050073943, in said Register's Office. More info is needed to determine.

6. Subject to John R. Parton being one in the same person as Richard Parton, on Judgment Lien in favor of Secord Round Sub LLC, recorded as Instrument Number 202105180094756, in said Register's Office. More info is needed to determine.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,876.24

TAX ID: 024-09401 **TAX SALE:** 25

TRUSTEE FILE: 41

OWNER(S) & ADDRESS(ES):

Joanne Marie White

8647 Pedigo Road, Powell, TN 37849

8803 Pedigo Road, Powell, TN 37849

COMMON DESCRIPTION:

8647 Pedigo Road, Powell, TN 37849

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a point in the Western edge of Pedigo Road at a common corner between the property herein conveyed and the property being presently conveyed to Sharon Causby Norris; Thence, with the joint property line between Sharon Causby Norris and JoAnne Marie White, South 78 deg. 47 min. 17 sec. East, 811.37 feet to a point; Thence, North 20 deg. 45 min. 23 sec. East to a point; Thence, North 60 deg. 57 min. East, 272.44 feet to a point in the Western edge of Pedigo Road; Thence, with Pedigo Road, South 11 deg. 15 min. West, 209 feet to the point of BEGINNING, comprising of one acre, more or less, and adjoining the property of William R. White and extending back to the fence line of the Beets property.

BEING the same property conveyed to Joanne Marie White, by Warranty Deed dated July 19, 1988, from William Bailey, Jr. and wife, Geraldine Bailey, recorded on June 12, 1990 in Warranty Deed Book 2011, page 130, 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 Joanne Marie White, by Warranty Deed dated July 19, 1988, from William Bailey, Jr. and wife, Geraldine Bailey, recorded on June 12, 1990 in Warranty Deed Book 2011, page 130, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown in map of record in Plat Cabinet E, Slide 49-C (parent plat), in the Register's Office for Knox County, Tennessee.

2. Subject to Utility and Drainage Easements, 10 feet inside all exterior lot lines and 5 feet inside all interior lot lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

3. Subject to setback lines as follows: 40-foot front, and for all other lot lines, per governmental zoning regulations, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

4. Subject to survey being needed due to the poor legal description and property lines appear to have changed from map of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,731.58

TAX ID: 027-09414 **TAX SALE:** 25

TRUSTEE FILE: 42

OWNER(S) & ADDRESS(ES):

William R. White, Sr. and wife, Joanne M. White (both deceased)

Angela Monday, sole devisee of the Estate of William R. White, Sr.

8625 Pedigo Road, Powell, TN 37849

PO Box 70535, Powell, TN 37849

7043 Yellow Oak Lane, Knoxville, TN 37931

COMMON DESCRIPTION:

8625 Pedigo Road, Powell, TN 37849

LEGAL DESCRIPTION:

TRACT I:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin situated in the Western right-of-way line of Pedigo Road, said iron pin being approximately 4,550.01 feet along the Western right-of-way line of Pedigo Road from the point at which Pedigo Road intersects Long Hollow Road and also being corner to property of May Evans; thence, and with the line of May Evans, South 27 deg. 39 min. West, 174.19 feet to an iron pin; thence, North 33 deg. 0 min. West, 268.97 feet to an iron pin; thence, North 19 deg. 10 min. West, 107 feet to an iron pin corner to Lot 2; thence, North 75 deg. 27 min. 16 sec. East, 206.08 feet to an iron pin in the Western line of Pedigo Road; thence, with the said right-of-way line, the following two calls: South 11 deg. 15 min. East, 166.63 feet; South 26 deg. 40 min. East, 67.90 feet to an iron pin, the point of BEGINNING, containing 1.22 acres, more or less, according to the survey of William T. Clark, dated July 15, 1988.

TRACT II:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and on the west side of Pedigo Road at the point of intersection of the west line of Pedigo Road and Lots No. 1 and 2 in the subdivision of the Dana Neely property as shown on the survey prepared by William L. Clark, Jr., dated July 5, 1988; Thence, with the common dividing line between Lots No. 1 and 2, North 77 deg. 05 min. 14 sec. West, 247.22 feet to a point; Thence, South 20 deg. 45 min. West, 100 feet to a point; Thence, South 04 deg. 15 min. West, 176.50 feet to a point; Thence, South 0 deg. 05 min. East, 68.50 feet to a point; Thence, with the dividing line between Lots No. 2 and 3 of said survey, North 75 deg. 27 min. 16 sec. East, 206.08 feet; Thence, the same direction to-wit: North 75 deg. 27 min. 16 sec. (deg.) 50 feet to a point in the west edge of Pedigo Road; Thence, with the west side of Pedigo Road, North 3 deg. 30 min. East, 109.67 feet to a point; Thence, continuing with Pedigo Road, North 32 deg. 20 min. East, 83.43 feet to a point; Thence, North 37 deg. 0 min. East, 65 feet to the POINT OF BEGINNING, with an easement at the northeast corner of Lot No. 3, being described as follows:

Beginning at a point in the Northern line of Pedigo Road; Thence, North 32 deg. 23 min. West, 69.22 feet to a point in the joint property line between Lots No. 2 and 3; Thence, with this joint property line, North 75 deg. 27 min. 16 sec. East, 25 feet to a point in the Western property line of Pedigo Road; Thence, with said Western property line of Pedigo Road, South 11 deg. 15 min. East, 66 feet to the point of BEGINNING, and also including an additional easement which is described as follows:

Beginning at the joint property line between Lots No. 2 and 3 in said subdivision, also being located in the western side of Pedigo Road; Thence, in a northerly direction 50 feet to a point; Thence, in a westerly direction 25 feet to a point; Thence, in a southerly direction 60 feet to a point in the joint property line between Lots No. 2 and 3; Thence, with the joint property line between Lots No. 2 and 3, North 75 deg. 27 min. 16 sec. East, 50 feet to the point of BEGINNING.

CONVEYANCE IS HEREBY MADE LESS AND EXCEPT the certain property conveyed to Johnny Joe Crass, Jr., from Alicia Monday, as Devisee and Personal Representative of the Estate of William Roy White a/k/a Roy William White, deceased, by Warranty Deed dated February 29, 2024, and recorded on March 1, 2024 as Instrument Number 202403010042060, in the Register's Office for Knox County, Tennessee.

BEING PART OF the same property conveyed to William R. White, Sr. and wife, Joanne M. White, from Judy Hatfield, single, by Warranty Deed dated March 12, 1990 and recorded on March 13, 1990 in Warranty Deed Book 2002, page 1204, 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 William R. White, Sr. and wife, Joanne M. White, from Judy Hatfield, single, by Warranty Deed dated March 12, 1990 and recorded on March 13, 1990 in Warranty Deed Book 2002, page 1204, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien for Utility Charges in favor of Hallsdale-Powell Utility District, in the original amount of $190.21 plus all charges which have become due subsequent to the effective date, recorded on January 22, 2024 as Instrument Number 202401220034573, in the Register's Office for Knox County, Tennessee. **SERVE: Hallsdale-Powell Utility District, PO Box 5199, Knoxville, TN 37928; NO REGISTERED AGENT LISTED**

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

Joanne M. White died on January 5, 2007, being married to William R. White, Sr. at the time of her death, with there being no intervening divorce or separation between them. William R. White, Sr. died testate on May 6, 2023, with the Last Will and Testament filed in Will Book 286, page 895, and probated in Docket Number 88161-2 (still open), in the Chancery Court for Knox County, Tennessee, Probate Division, with Alicia Monday appointed as Personal Representative and Sole Devisee. TennCare Release was not located yet in estate.

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, setbacks, and matters shown on plat, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to any probate concerns including but not limited to TennCare for all deceased parties.

3. Subject to zoning restrictions and restrictions of record in Plat Cabinet E, Slide 49C, (parent map) in the Register's Office for Knox County, Tennessee.

4. Subject to Utility and Drainage Easements, 10 feet inside all exterior lot lines and 5 feet inside all interior lot lines, in the Register's Office for Knox County, Tennessee.

5. Subject to setback lines as follows: 40-foot front and for all other lot lines, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

6. Subject to the Easements set forth in Warranty Deed Book 2002, page 1204, in the Register's Office for Knox County, Tennessee.

7. Subject to subject property driveway crossing adjacent property at 8633 Pedigo Road, with no Driveway Maintenance Agreement found of record.

8. Subject to a survey being needed due to the recent less and except on property, which includes 1.43 acres, more or less.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,608.27

TAX ID: 027-248 **TAX SALE:** 25

TRUSTEE FILE: 44

OWNER(S) & ADDRESS(ES):

Jackie L. Wright (deceased)

Heirs: Wife- Charlotte Wright (deceased); and children: Judy Chasteen; Gene Wright; Cathy Seiber; and Freddie Wright

3139 Long Hollow Road, Powell, TN 37849

COMMON DESCRIPTION:

3139 Long Hollow Road, Powell, TN 37849

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particularly described as follows:

Bounded on the North and East by the lands of Onie Wright; Bounded on the South by Long-Hollow Road; Bounded on the West by the lands of Clyde Helton;

BEGINNING at an iron pin in the Northerly margin of Long-Hollow Road, said pin being a point in the common property line between Onie Wright and Jackie L. Wright; said point of BEGINNING being located approximately 2,500 feet in a Westerly direction from the centerline of the Norris Freeway; Thence, with said property line, Northerly 229 feet, more or less, to a turn; Thence, Westerly 109 feet, more or less, to a turn, a point in the common property line between Clyde Helton and Jackie L. Wright; Thence, Southerly 200 feet, more or less, to an iron pin in the Northerly margin of Long-Hollow Road; Thence, with said road margin in an Easterly direction, 110 feet, more or less, to the point of BEGINNING.

SUBJECT TO the party of the first and the party of the second part will hold partnership in water rights on said property.

BEING the same property conveyed to Jackie L. Wright, by Warranty Deed dated November 14, 1969, from Onie Wright, and recorded on December 1, 1969 in Warranty Deed Book 1420, page 29, 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 Jackie L. Wright, by Warranty Deed dated November 14, 1969, from Onie Wright, and recorded on December 1, 1969 in Warranty Deed Book 1420, page 29, 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:

Jackie L. Wright died on September 20, 2020, being survived by his wife, Charlotte Wright and children: Judy Chasteen; Gene Wright, Cathy Seiber and Freddie Wright.

Charlotte Wright died March 15, 2021, being survived by children listed above. Neither were found probated in Knox County, Tennessee.

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, setbacks, and matters shown on plat, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to any probate concerns including but not limited to TennCare for all deceased parties.

3. Subject to a prior Deed of Trust between Jackie L. Wright and wife, Charolotte A. Wright, to Kevin T. Clayton, Trustee for the benefit of CMH Homes, Inc., d/b/a Clayton Homes #036, recorded as Instrument Number 200304150092704, in the Register's Office for Knox County, Tennessee. Said Deed of Trust has an attempted Deed of Trust Release, recorded as Instrument Number 201910240028090, in the Register's Office for Knox County, Tennessee, however, said Release erroneously references aforesaid Deed of Trust as being recorded as Instrument Number 200304160092704, in said Register's Office.

4. Subject to any water rights as set forth in Warranty Deed Book 1420, page 29, in the Register's Office for Knox County, Tennessee.

5. Subject to property needing a survey conducted due to no recorded plat and no valid metes and bounds description of property located.

6. Subject to our property crossing adjacent property, along with another adjacent property crossing ours to access Long Hollow Road. No Driveway/Maintenance Agreement found of record, in the Register's Office for Knox County, Tennessee.

7. Subject to heir Cathy Seiber being one in the same person as Cathy Seiber on Judgment Lien in favor of Gastrointestinal Associates, PC, recorded on September 17, 2020 as Instrument Number 202009170022880, in the Register's Office for Knox County, Tennessee. Further information is needed to determine.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,555.34

TAX ID: 027-265 **TAX SALE:** 25

TRUSTEE FILE: 45

OWNER(S) & ADDRESS(ES):

Angelica Kannard

0 Long Hollow Road, Powell, TN 37849

3514 Stewart Run Way, Powell, TN 37849

COMMON DESCRIPTION:

0 Long Hollow Road, Powell. TN 37849

1.5 acres on the North side of Long Hollow Road

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being described as 1.5 acres, more or less, on the North side of Long Hollow Drive (Road), property of Claude Wright.

SITUATED in Civil District Number Eight (8) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Lots 7, 8, 9 and 10 (1 acre, more or less), S/S Millertown Pike, property of Mary Lauxter.

BEING the same property conveyed to Angelica Kannard from Michael Doolen, by Quit Claim Deed dated March 2, 2009, and recorded on May 12, 2011 as Instrument Number 201105120065649, 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 Angelica Kannard from Michael Doolen, by Quit Claim Deed dated March 2, 2009, and recorded on May 12, 2011 as Instrument Number 201105120065649, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Judgment Lien in favor of Mariner Finance, LLC c/o O'Shaughnessy & Carter, PLLC vs. Angelica Kannard, in the original amount of $1,796.77, recorded on May 10, 2017 as Instrument Number 201705100068529, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203.**

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, setbacks, and matters shown on plat, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions, setbacks and Utility and Drainage Easements, per governmental zoning regulations, in the Register's Office for Knox County, Tennessee.

3. Subject to a survey being needed for this property, and said property being landlocked. No right-of-way easement to a public road found of record, in the Register's Office for Knox County, Tennessee.

4. Subject to property being a part of the 2007 Knox County Tax Sale.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,856.14

TAX ID: 028CD-014 **TAX SALE:** 25

TRUSTEE FILE: 50

OWNER(S) & ADDRESS(ES):

Kathy Lynn Lawson-Humberg; 4261 Foothills Dr

COMMON DESCRIPTION:

4261 Foothills Dr, Knoxville, TN 37938, Lot 14

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 14, Block D, Unit 4, Overlook Estates, as shown by map of record in Map Cabinet L, Slot 3-A, Register's Office, Knox County, Tennessee, to which map reference is here made for a more particular description thereof, and also shown by survey of Howard T. Dawson, RLS 1301, dated 2/16/95, drawing #95-0182.

DERIVATION:

BEING the same property conveyed to Kathy Lynn Lawson-Humberg, married, from Steven

Allen Neely, unmarried and Marilyn Key Neely, unmarried, by warranty deed dated March 1st,

2005, and recorded on April 27th, 2005, in instrument no. 200504270085417, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Matters of Plat of record in Plat Cabinet L, Slide 3A, in said Register's Office.

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

None found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: Possible Bankruptcy hits on a: "Kathy Lawson" with the following information:

Case Number: (2:2015cv14232), Case Title: Lawson v. Ethicon, Inc. et al, Court: Judicial

Panel on Multidistrict Litigation, Date Filed: 10/21/2015, Date Closed: NONECase Number: (4:2018cv02588), Case Title: Green et al v. Bristol-Myers Squibb Company et al, Court: Judicial Panel on Multidistrict Litigation, Date Filed: 05/02/2018, Date Closed: NONE

OTHER MATTERS AFFECTING TITLE: Matters of Plat of record in Plat Cabinet L, Slide 3A, in said Register's Office.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,381.08

TAX ID: 028LE-013 **TAX SALE:** 25

TRUSTEE FILE: 52

OWNER(S) & ADDRESS(ES):

Hugh G. Adams and wife, Thelma K. Adams (both deceased)

HEIRS: Mark S. Adams (deceased); Deborah S. Adams aka Deborah Kearnaghan (deceased); Donna L. Adams aka Donna Fisher; Ryan Adams; Haley Adams; Casey Adams (deceased)

7809 East Sesame Lane, Knoxville, TN 37938

COMMON DESCRIPTION:

7809 East Sesame Lane, Knoxville, TN 37938

LEGAL DESCRIPTION:

SITUATED in Civil 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 55, in what is known as Stillbrook Addition, Unit 2, as shown by map of same of record in Plat Cabinet E, Slide 68-C (formerly Map Book 55-S, page 39), in the Register's Office for Knox County, Tennessee, to which specific reference is hereby made for more particular description, and as shown by survey of Russell H. Owen, Surveyor, bearing date October 25, 1976, said premises are improved with dwelling house fronting on East Sesame Lane.

BEING the same property conveyed to Hugh G. Adams and wife, Thelma K. Adams, by Warranty Deed dated December 29, 1976, from Tip Ingle and wife, Doris Ingle, recorded on January 5, 1977 in Warranty Deed Book 1599, page 213, 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 Hugh G. Adams and wife, Thelma K. Adams, by Warranty Deed dated December 29, 1976, from Tip Ingle and wife, Doris Ingle, recorded on January 5, 1977 in Warranty Deed Book 1599, page 213, 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:

Hugh G. Adams and wife, Thelma K. Adams (also known as Druscilla Kincaid Adams) are both deceased. Thelma K. Adams died on May 9, 2005. Hugh G. Adams died last on January 9, 2009 (they were married at the time of Thelma's death, with no intervening divorce or separation between them. Muniment of Title for Hugh G. Adams is closed and Order to probate Will as a Muniment of Title was filed as Instrument Number 201209280020893, in the Register's Office for Knox County, Tennessee and probated in Docket #72752-1, in the Chancery Court for Knox County, Tennessee, Probate Division. Heirs at time of his death were 3 children: Mark S. Adams, Donna L. Adams and Deborah S. Adams. Both Deborah S. Adams and Mark S. Adams are deceased. Deborah S. Adams aka Deborah Adams Kearnaghan died on January 15, 2020, being survived by sons "Jackson" and "Weston" of Chattanooga. Mark S. Adams died on July 1, 2020, being survived by son, Ryan Adams, daughter, Haley Adams and predeceased by daughter, Casey Adams. Unable to locate Mark or Deborah probated in Knox County, Tennessee.

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, setbacks, and matters shown in Plat Cabinet E, Slide 68-C (formerly Map Book 55-S, page 39), in the Register's Office for Knox County, Tennessee.

2. Subject to Thelma K. Adams being one in the same person as Thelma Druscilla Adams.

3. Subject to restrictions set forth in Warranty Deed Book 1448, page 514 and Warranty Deed Book 1492, page 142, both of record in the Register's Office for Knox County, Tennessee.

4. Subject to Utility and Drainage Easements, 5 feet inside all lot lines and 10 feet inside boundary lines, as shown by aforesaid plat of record, in the Register's Office for Knox County, Tennessee.

5. Subject to setback lines of 35 feet, for all lot lines, as shown by aforesaid plat of record, in the Register's Office for Knox County, Tennessee.

6. Subject to Order of Muniment of Title, recorded as Instrument Number 201209280020893, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,068.90

TAX ID: 029-08904 **TAX SALE:** 25

TRUSTEE FILE: 53

OWNER(S) & ADDRESS(ES):

Julie Mae Netherland a/k/a Julie L. Tallent

5100 E. Emory Road, Knoxville, TN 37938

9505 Old Maynardville Pike, Maynardville, TN 37807

COMMON DESCRIPTION:

5100 E. Emory Road, Knoxville, TN 37938

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 1, in the Darlene Neubert Subdivision, as shown by map of record in Plat Cabinet P, Slide 84-D, 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 Julie Mae Netherland a/k/a Julie Tallent, from William J. Tallent and wife, Julia L. Tallent, by Quit Claim Deed dated February 21, 2020, and recorded on February 25, 2020 as Instrument Number 202002250056305, 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 Julie Mae Netherland a/k/a Julie Tallent, from William J. Tallent and wife, Julia L. Tallent, by Quit Claim Deed dated February 21, 2020, and recorded on February 25, 2020 as Instrument Number 202002250056305, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat recorded in Plat Cabinet P, Slide 84-D, in the Register's Office for Knox County, Tennessee.

2. Subject to a 20-foot Drainage Easement, as shown by aforesaid plat of record, in the Register's Office for Knox County, Tennessee.

3. Subject to Utility and Drainage Easements, 10 feet inside all lot lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

4. Subject to the vesting Quit Claim Deed having incorrect notary acknowledgments for prior owners, omitting their names (Instrument Number 202002250056305, in said Register's Office)

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,217.52

TAX ID: 029CF-002 **TAX SALE:** 25

TRUSTEE FILE: 56

OWNER(S) & ADDRESS(ES):

Jarret L. Eickman and wife, Lisa M. Eickman

6502 Foxbranch Circle, Knoxville, TN 37918

6506 Foxbranch Circle, Knoxville, TN 37918

COMMON DESCRIPTION:

6502 Foxbranch Circle, Knoxville, TN 37918

LEGAL DESCRIPTION:

SITUATED in Civil District Number Eight (8) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Lot 48R, Block F, Huntington Place, Unit 1, as shown by map of record in Plat Cabinet E, Slide 389-A (formerly Map Book 72-S, page 18), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description.

TOGETHER WITH A 1/47 UNDIVIDED INTEREST IN THE FOLLOWING DESCRIBED PREMISES, TO WIT:

SITUATED in Civil District Number Eight (8) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as the Recreational Area on the plat of Huntington Place Subdivision, Unit 1, as shown by map of record in Plat Cabinet E, Slide 342-A (formerly Map Book 69-S, page 32), 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 Jarret L. Eickman and wife, Lisa M. Eickman, from Elizabeth Gentry (formerly known as Elizabeth Pallone and Elizabeth A. Pallone) and husband, Jason Gentry aka Jason W. Gentry, by Warranty Deed dated December 17, 2003, and recorded on December 22, 2003 as Instrument Number 20031220063789, 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 Jarret L. Eickman and wife, Lisa M. Eickman, from Elizabeth Gentry (formerly known as Elizabeth Pallone and Elizabeth A. Pallone) and husband, Jason Gentry aka Jason W. Gentry, by Warranty Deed dated December 17, 2003, and recorded on December 22, 2003 as Instrument Number 20031220063789, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on map of record in Plat Cabinet E, Slide 389-A (formerly Map Book 72-S, page 18), in the Register's Office for Knox County, Tennessee.

2. Subject to an easement, crossing the center of the property, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

3. Subject to 35-foot setback lines, along all lot lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

4. Subject to Utility and Drainage Easements, 5 feet inside all lot lines and 10 feet outside of all boundary lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

5. Subject to and together with 1/47 undivided interest in the Recreational Area, as shown by plat of Huntington Place Subdivision, Unit 1, as shown by map of record in Plat Cabinet E, Slide 342-A (formerly Map Book 69-S, page Map Book 69-S, page 32), in the Register's Office for Knox County, Tennessee

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,627.92

TAX ID: 030NA-005 **TAX SALE:** 25
TRUSTEE FILE: 59
OWNER(S) & ADDRESS(ES):
Brenda S. Coburn
7010 Anderson Lane, Knoxville, TN 37918
299 Nash Road, Knoxville, TN 37914
COMMON DESCRIPTION:
7010 Anderson Lane, Knoxville, TN 37918
LEGAL DESCRIPTION:

SITUATED in Civil District Number Eight (8) (formerly 13) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 8, Block 7, Maloneyville Subdivision, as shown by map of record in Plat Cabinet A, Slide 135-C (formerly Map Book 5, page 155), 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 Brenda S. Coburn, from Billy E. Perkey and Doris Perkey, by Warranty Deed dated December 4, 1979, and recorded on December 19, 1979 in Warranty Deed Book 1696, page 50, 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 Brenda S. Coburn, from Billy E. Perkey and Doris Perkey, by Warranty Deed dated December 4, 1979, and recorded on December 19, 1979 in Warranty Deed Book 1696, page 50, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat recorded in Plat Cabinet A, Slide 135-C (formerly Map Book 5, page 155) in the Register's Office for Knox County, Tennessee.
2. Survey is highly recommended.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,055.17

TAX ID: 0300A-003 **TAX SALE:** 25
TRUSTEE FILE: 60
OWNER(S) & ADDRESS(ES):
Broadway Inc. (dissolved prior to ownership)
Shareholders: E. G. Meek, Sr. & Joan Ward (deceased)
0 Ridgeview Road, Knoxville, TN 37918
2310 Broadway Avenue, Knoxville, TN 37917
COMMON DESCRIPTION:
0 Ridgeview Road, Knoxville, TN 37918
LEGAL DESCRIPTION:

SITUATED in Civil District Number Eight (8) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Lot 3R2, of the Final Plat Re-Subdivision of Lots 3R and 4R of Northridge Acres, as shown by map of record as Instrument Number 200004180025560, 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 Broadway, Inc., from Daisy L. Collins, unmarried, by Quit Claim Deed dated February 1, 2000, and recorded on February 2, 2000 as Instrument Number 200002020006812, 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 Broadway, Inc., from Daisy L. Collins, unmarried, by Quit Claim Deed dated February 1, 2000, and recorded on February 2, 2000 as Instrument Number 200002020006812, 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:

Shareholder Joan Ward died on February 13, 2018, being survived by her husband. An Estate for Joan Ward could not be found in Knox County, Tennessee.

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, setbacks, and matters shown on plat recorded as Instrument Number 200004180025560, in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns, including but not limited to TennCare on any and all deceased parties.
3. Subject to Broadway, Inc. being a dissolved entity as of 1996, prior to obtaining ownership in property. Per other deeds found recorded in the Register of Deeds Office for Knox County, Tennessee, as of the year 2000, Sole Shareholders appeared to be: E. G. Meek, Sr. and Joan S. Ward (deceased).
4. Subject to restrictions of record as Instrument Number 200002030007315, in the Register's Office for Knox County, Tennessee.
5. Subject to Utility and Drainage Easements, 10 feet inside exterior lot lines and 5 feet along interior lot lines, as shown by aforesaid plat of record, in the Register's Office for Knox County, Tennessee.
6. Subject to Joint Permanent Easement, as set forth as Instrument Number 200002031007312, in the Register's Office for Knox County, Tennessee.
7. Subject to Dedication of Easement and Maintenance Agreement, set forth as Instrument Number 200004180025537, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,179.92

TAX ID: 038LA-012 **TAX SALE:** 25
TRUSTEE FILE: 74
OWNER(S) & ADDRESS(ES):
Sheila K Stone
4437 Doris Cir., Knoxville, TN 37918
COMMON DESCRIPTION:
4437 Doris Cir, Knoxville, Tn 37918
Lot 10 Plat Map 21-127
130.3 x 334 x IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in DISTRICT No. Six (6) of Knox County, Tennessee, and being Lot #10 of the Burnett Subdivision of Knox County, Tennessee, as shown on map of said Subdivision of record in the Register's Office of Knox County, Tennessee, in Plat Cabinet C, Slide 7A (formerly Map book 21, page 127) and more particularly described as follows:

BEGINNING at an iron pin on the Southwest right of way of Doris Circle, Burnett Subdivision, said point is South 44 deg. 18 min. East 126.3 feet from the corner to the properties of Claude Stanley; thence South 54 Deg. 15 min. West 334 feet to an iron pin, adjoining the property of Lynn Brock; thence along said property line South 46 deg. 47 min. East 129.7 feet to an iron pin; thence North 53 deg. 05 min. East, 330 feet to an iron pin, Southwest right of way line of Doris Circle; thence along said right of way North 44 deg. 18 min. West 130.3 feet to the point of BEGINNING.

BEING the same property conveyed to Sheila K. Stone, by Quit Claim Deed from James D. Killion dated September 13, 2017, recorded February 13, 2019, of record in Instrument No. 201902130047911 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: (None)

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,948.04

TAX ID: 038MC-015 **TAX SALE:** 25
TRUSTEE FILE: 75
OWNER(S) & ADDRESS(ES):
½ interest: Mary Nicole Hicks AKA Mary H. Eastridge
6109 Foote Mineral Lane, Knoxville, TN 37923
½ interest: Johnny Mack Hicks
3605 Tazewell Pk, Knoxville TN 37918
Gerald DeArmond Hicks
3437 Brookview Dr., Marietta GA 30068
COMMON DESCRIPTION:
6805 Langston Dr., Knoxville, TN 37918
Block T, Lot 7, Plat Map 49S-56
100 x 200
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Lots 7, Block T, Murphy Hills, Unit 6, a subdivision to Knox County, Tennessee, as shown by map of said subdivision, of record in Map Book 49-S, page 56, in the Knox County Register's Office, said lots being more particularly bounded and described as shown by map aforesaid, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to M.R. Hicks and J.W. Hicks, by Warranty Deed from Michael E. Hatmaker and wife, Tammy R. Hatmaker, and Douglas R. Elkins and wife, Clydene E. Elkins dated August 24, 1987, recorded August 25, 1987, of record in Book 1925 Page 0328 in the Register's Office for Knox County, Tennessee.

M. R. Hicks, AKA Milton Roger Hicks, died 2/24/1998, devising his estate to his daughter, Mary Nicole Hicks. See probate file P-98-550112

JW Hicks, AKA James Wesley Hicks, died 10/10/2007, devising his estate to his brothers, Johnny Mack Hicks and Gerald DeArmond Hicks. Probate file P-07-668601

INTERESTED PERSONS (ENCUMBRANCES):

1. Court South obtained a judgment against John Hicks, 3605 Tazewell Pike, Knoxville TN on May 14, 2014 in the amount of $2546.42 plus interest and costs. Recorded in Instrument No. 201407160003148; Serve Registered Agent John G. Captain, 6416 Deane Hill Dr. Knoxville, TN 37919
2. Capital One Bank obtained a judgment against John K. Hicks, 3605 Tazewell Pk, Knoxville, TN 37918 on September 6, 2017 in the amount of $1578.68 plus interest and costs. Recorded in Instrument No. 20171010002273 Serve: Attorney for Plaintiff: Nathan and Nathan PC, 2215 1st Ave S., Birmingham, AL 35233
3. LVNV Funding LLC obtained a judgment against John Hicks, 3605 Tazewell Pk Knoxville TN 37918 on July 17, 2017 in the amount of $729.58 plus interest and costs. Recorded in Instrument No. 201708310014191; Serve Registered Agent: Corporate Service Company, 2908 Poston Ave. Nashville, TN 37203.

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

M. R. Hicks, AKA Milton Roger Hicks, died 2/24/1998, probate file P-98-550112

JW Hicks, AKA James Wesley Hicks, died 10/10/2007, Probate file P-07-668601

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found
OTHER MATTERS AFFECTING TITLE: (None)

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,880.02

TAX ID: 040-03607 **TAX SALE:** 25
TRUSTEE FILE: 84
OWNER(S) & ADDRESS(ES):
Johnny Olinger
5123 Jones Rd, Knoxville, Tn 37918
COMMON DESCRIPTION:
5300 Jones Rd Knoxville, Tn 37918
Lot 4 Plat Book 107L-39
LEGAL DESCRIPTION AND DERIVATION:

SITUATED in District No. 8 of Knox County, Tennessee, and being known and designated as all of Tract 4 of Ellis Cruze Property, as shown by map of record in Map Book 107-L, Page 39, 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 Johnny Olinger, single, by Warranty Deed, from Jerry L. Shultz and wife, Billie S. Shultz dated May 14, 1986, recorded June 20, 1986, of record in Book 1884, Page 383 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: (None)

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,468.24

TAX ID: 040-161 **TAX SALE:** 25
TRUSTEE FILE: 87
OWNER(S) & ADDRESS(ES):
Annas Acuff Bowling
7310 Washington Pike, Corryton, TN 37721
COMMON DESCRIPTION:
7304 Washington Pike, Corryton, TN 37721
Lot 2 Plat Map 200104170069806
LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Eighth (8th) Civil District of Knox County, Tennessee and without the corporate limits of the City of Knoxville, Tennessee and being all of Lot 2, Final Plat of the Bowling Property as shown on plat of record in Instrument No. 200104170069806 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 William H. Acuff and wife, Effie M. Acuff and Annas Acuff Bowling, by Warranty Deed from Meta Ella Bowling, widow, dated September 14, 1978, recorded October 2, 1978, of record in Book 1656, Page 299 in the Register's Office for Knox County, Tennessee.

Per affidavit filed in Book 2223 Page 48, William H. Acuff died on or about 2/21/1986; Effie Acuff died on or about 2/21/96 as the surviving tenant by the entirety. Effie Acuff's sole heir was her daughter, Annas Acuff Bowling.

INTERESTED PERSONS (ENCUMBRANCES):

AmeriCredit Financial Services, Inc. (d/b/a GM Financial) recorded a Judgment Lien against Ann Bowling in the amount of $3,000.00 plus interest at a rate of 5.25% and cost of suit for which execution may issue. Buffaloe & Associates, PLC, Attorney for Plaintiff, with a mailing address of 201 4th Ave N., STE 1300, Nashville, TN 37219. Serve: Corporation Service Company, registered agent for AmeriCredit Financial Services, at 2908 Poston Ave, Nashville, TN 37203.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Estate of Effie M. Acuff was administered in the Knox County Probate Court, Case No. 96-52985-1.
NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None
OTHER MATTERS AFFECTING TITLE: Self-serving Affidavit of Heirship filed in book 2223 Page 48.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $6,548.76

TAX ID: 040-177 **TAX SALE:** 25
TRUSTEE FILE: 89**OWNER(S) & ADDRESS(ES):**
Bertha Cardilia Laymon (Aka Lamon)
C/o Wayne E. Lamon
PO Box 21, Abingdon, VA 24210
COMMON DESCRIPTION:
0 Shell Ln, Knoxville TN
Pt Lot 1, Joe S. Hall
115 x 146 x IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 8 of Knox County, Tennessee and more particularly described as follows:

BEGINNING at a stake in shell-road at the corner of Henderson and Eddie Anderson, running parallel and adjoining Anderson property146 ft. in a north easterly direction to a stake. Thence 125 ft in a South Eastern direction to a stake in Shell Road. Thence with Shell road in Western direction 115 ft. to point of Beginning.

BEING the same property conveyed to Bertha Cardilia Lamon by Warranty Deed from Mary Ada Henderson and husband, Charles K. Henderson dated September 1, 1955 recorded in Book 993 Page 93in 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 found.
OTHER MATTERS AFFECTING TITLE: Per Deed in Book 993, Page 93, "The well on this property is reserved by the seller and is in no way conveyed to the purchaser, how-ever purchaser is granted use of water from the is well."

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,001.54

TAX ID: 041-076 **TAX SALE:** 25
TRUSTEE FILE: 91
OWNER(S) & ADDRESS(ES):
Joseph Mayfield, Heir of Dexter Mayfield
2254 Knollcrest Ln., Knoxville, TN 37920
Last Address for Dexter Mayfield
737 Chestnut St., Knoxville, TN 37914
COMMON DESCRIPTION:
0 Rising Sun Dr., Corryton, TN 37721
200 X 200 X IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 8 (old 13) of Knox County, Tennessee, and more fully described as follows:

BEING a part of the property formerly owned by the William Mynatt heirs; said property fronting 200 feet on the north side of an unnamed road, which road runs off of Shipe Road. Said Property being described as follows:

BEGINNING at an iron pin in the northeast line of said unnamed road, corner to Ervin Looney and being near a garage building which is located on the Looney property; thence from said beginning point North 76 deg. 30 min. East 16.5 feet to an iron pin; thence with Looney's line North 12 deg. 15 min. West, 200 feet to an iron pin in a fence line; thence leaving the Looney line North 80 deg. 30 min. West 200 feet to an iron pin in the Mynatt heir's property line; thence South 12 deg. 15 min. East 200 feet to an iron pin in the north line of said road in an easterly direction and following the curve of said road 200 feet to the place of BEGINNING; according to the survey of L.A. Billips, Surveyor, dated August 31, 1951.

BEING the same property conveyed to Dexter Mayfield by Warranty Deed from Ola Schwartz, Juanita Franklin, and Richard Gooldy, dated January 10, 1964, recorded January 10, 1964, of record in Book 1243, Page 1, in the 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:

Dexter Winston Mayfield died intestate on or about September 13, 2021. His estate is being administered in Knox County Probate Court, Case No. P-22-858632. His nephew, Joseph Mayfield is listed as the sole heir.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: Joseph C. Mayfield 24-106541-MBK, filed in New Jersey. Address is not same as shown on probate file, spouse name does not match.
OTHER MATTERS AFFECTING TITLE: No Affidavit of Heirship as to heirs of Dexter Mayfield found of record. Estate file does not contain Release of Tenn Care

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,204.22

TAX ID: 042-090 **TAX SALE:** 25
TRUSTEE FILE: 97
OWNER(S) & ADDRESS(ES):
Heirs of W. F McDaniel
15 Mascot Rd, Mascot, TN 37806
COMMON DESCRIPTION:
2137 Roseberry Rd.
Lot 137-, Plat Map 3-115
200M x 190M x IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Eight of Knox County, Tennessee and more particularly described as follows:

BEGINNING at an iron pin, corner of Thornhill and Lon Wyrick, also being in line of a right-of-way; thence, N. 75 deg. 30 min. E. 133 feet along line of said right-of-way and Lon Wyrick to an iron pin; thence, S. 8 deg. 20 min. W. 165 feet along line of Neal to an iron pin; thence, in a westerly direction 150 feet to an iron pin in line of McDaniel and Thornhill; thence, Northerly along line of Thornhill 165 feet to the point of Beginning.

BEING the same property conveyed to W. F. McDaniel and wife, Lucy R. McDaniel by Warranty Deed from John C. McDaniel and wife, Lucy McDaniel, dated April 30, 1957, recorded June 06, 1957, of record in Book 1048, Page 483 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 property appears to be landlocked with no access

Per information found online, Lucy R. McDaniel died on or about June 25, 1987. W F McDaniel, also known as William F. McDaniel, died on or about August 19, 2006.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,001.54

TAX ID: 042-195 **TAX SALE:** 25
TRUSTEE FILE: 98
OWNER(S) & ADDRESS(ES):
Nyrstar Tennessee Mines – Strawberry Plains LLC
Registered Agent: Daniel Zaluski
1977 W. Highway 11E, New Market, Tennessee 37820
COMMON DESCRIPTION:
District 8
0 Mascot Road
Mascot - 37806
LEGAL DESCRIPTION:
Tract I:

BEGINNING at a point located South 79 deg, 16 min, 17 sec East a distance of 185.81 feet from the Mascot Road and Roseberry Road Centerline Intersection Tie and also South 46 deg. 25 min. 52 sec. West a distance of 14.01 feet from an existing iron pin on the southern right of way line of Mascot Road, and also a distance of 40.71 feet from the centerline and corner to Christina E. Phipps, the Point of Beginning.

Thence from the Point of Beginning with the line of Christina E. Phipps, formerly LJSRRC LLC, South 46 deg. 26 min. 40 sec. East a distance of 286.43 feet to an iron pin; Thence South, 04 deg, 35 min, 58 sec West, a distance of 110.11 feet to an iron pin; Thence South 25 deg. 10 min. 42 sec. East a distance of 94.55 feet to an iron pin; Thence South 38 deg. 13 min. 14 sec East, a distance of 173.42 feet to an iron pin;

Thence South 71 deg., 00 min., 36 sec West a distance of 265.92 feet; Thence South 81 deg., 00, min., 23 sec., West a distance of 95.3 feet; Thence, North 31 deg, 01 sec, 37 min. E 340.78 feet, to the corner of Carter;

Thence along the Carter line running in a northerly direction 300 feet to the south line of Mascot Road;

Thence running with the on the southern right of way line of Mascot Road 160 feet to the Point of Beginning.

Tract II:

Beginning on the southern point of the intersection of Limestone Lane and Mascot Road, thence running along the south line of Limestone Lane and a bridge in a westerly direction crossing Flat Creek Shoals Creek a distance of 230 feet to the intersection of Limestone Lane and Thomastown Road; Thence continuing in a southerly direction along the south line of Thomastown Road 140 feet, and continuing in a westerly direction along the south line of Thomastown Road 100 feet to a point in the south side of Thomasville Road; Thence in a northeasterly direction along railroad tracks back across Flat Creek Shoals Creek a distance of 370 feet to the point of BEGINNING.

DERIVATION:
BEING part of the same property described in the following 2 instruments:
A bankruptcy court Amended Order Approving Sale dated May 26, 2006, itself transferring all right, title and interest in Parcel 042-195, among other properties, recorded in the Knox County Register of Deeds as Instrument 200606090103919; and
A Quitclaim Deed conveying Parcel 042-195 mineral interests recorded immediately after the recordation of the May 26, 2006, bankruptcy court order in the Knox County Register of Deeds as Instrument 200606090103920.
INTERESTED PERSONS (ENCUMBRANCES): NONE.
There are hundreds of liens of record on which the T.C.A. § 25-5-105, 10 year statute of limitations has expired.
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: Asarco, LLC, and other subsidiaries filed a Chapter 11 Bankruptcy Case in the US Bankruptcy Court, Southern District of Texas, Corpus Christi Division under docket number 05-21207, which is closed. There is no automatic stay in effect, and there appears to be no permanent injunction precluding the delinquent tax sale of this parcel.
OTHER MATTERS AFFECTING TITLE

1. A January 1, 1913, Warranty Deed in Warranty Book 267, page 390, from J.C. Sterchi, Trustee, and others to "American Zinc Company of Tennessee, a corporation organized under the laws of the state of Maine..." conveys in a "Second Tract" of "200 acres, more or less," which encompassed Parcel 042-125.
2. A November 27, 1971, Deed to "American Smelting And Refining Company, a corporation under the laws of New Jersey, authorized to do business in Tennessee" in Warranty Book 1468, page 667, in the Knox County Register of Deeds, conveyed this same "200 acres, more or less," which encompassed Parcel 042-195.
3. An August 16, 1972, Quit Claim Deed from Knox County to "American Smelting and Refining Company, (successor of the American Zinc Company) a New Jersey corporation" in Warranty Book 1490, page 182, conveys 3 roads near to Parcel 042-195; however, these 3 roads are outside and beyond Parcel 042-195, and not included in this title opinion.
4. Utility and Access Easement of record in Warranty Book 2257, page 1179.
5. Mineral Interest and Identification and Registration, Mineral Interest Book 1, Page 39
6. Tract I's metes and bounds description above derives from the following, surrounding and bordering properties, to wit: An October 23, 2017 Special Warranty Deed from CMH Homes, Inc., to Christina E. Phillips of record in the Knox County Register of Deeds as Instrument 201710250025928; A Final Plat LJSRRC, LLC. Property of record in the Knox County Register of Deeds as Instrument 201703210057497; A November 18, 2021, Warranty Deed from LJSRRC, LLC to William Carter of record in the Knox County Register of Deeds as Instrument 202111290043117; and a January 17, 2011, Quit Claim Deed from Marilyn Carter to Stephanie Carter of record in the Knox County Register of Deeds as Instrument 201102070047581.
7. Tract II's metes and bounds legal description derives from the Knox County Property Assessor's Office Map Department of Tax Parcel Map 042-195,

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $8,023.09

TAX ID: 042HB-004 **TAX SALE:** 25
TRUSTEE FILE: 100
OWNER(S) & ADDRESS(ES):
Thomas Morgan and Lavona Morgan (deceased)
8809 Hillside Ave, Mascot, TN 37806
Timithy Atchley
2536 Shipetown, Mascot, TN 37806
Lesa Hillard
701 Tim Serlaine Cr, Knoxville, TN 37924
Ahey Atchley
PO Box 172, Mascot, TN 37806
No physical address found
Robert Page
Unknown
COMMON DESCRIPTION:
0 Hillside Ave, Mascot, TN 37806
Lots 5 & 6; and part of 3.732 acre tract on Map Cabinet A, Slide 294A
200 X 150
LEGAL DESCRIPTION & DERIVATION:
(legal includes parcel 042HB-008)

SITUATED in District No. Eight (8) (Old 13th) of Knox County, Tennessee, and more particularly described as follows:

BEGINNING at a stake on the North right-of-way line of Hillside Ave, said stake being at the southeast corner of Lot No. 4 and Southwest corner of Lot 5, Block 1 of Shipe's Addition to Mascot, Tennessee; thence, in a northerly direction in a straight line along the line of Lots 4 and 5, crossing the northwest corner Lot 5 at 150 feet in al 420 feet, minus a 10 ft. alley to a point in the old W.C. Major's Heirs line; thence, in an easterly direction along the said old W.C. Major's Heirs Line 222 ½ feet, more or less, to a stake in said line; thence, in a southerly direction in a straight line 330 feet, more or less, parallel with first described line above, and following the full 150 feet east line of Lot 6 and west line of Lot 7 to a stake in the North right-of-way line of Hillside Ave., corner of Lots 6 and 7; thence in a Westerly direction along the Northern right-of-way line of Hillside Ave., 200 feet to the point of BEGINNING.

There is transferred by this deed all of Lots 5 and 6, Block 1, and part of a 3.732 acre Tract of Shipe's Addition to Mascot, Tennessee, as shown by map of said Addition of record in Map Book 9, Page 50 in the Register's Office for Knox County, Tennessee.

BEING part of the same property conveyed to Thomas Morgan and wife, Lavona Morgan by Warranty Deed from Bessie Morgan, widow, Tishie Mae Morgan Russell and J.P. Morgan, dated June 8, 1968, recorded June 17, 1968, in Deed Book 1382, Page 528 in the 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: See Affidavit in Instrument No. 200605260099505 (pertaining to unrelated property) for information on the heirs of Lavona K. Morgan and Thomas Morgan.

Per the Affidavit, Thomas Morgan died in the year 2000.

Lavona Morgan died intestate on or about July 6, 2004. Her estate was probated as Knox County Chancery Court - Probate Division Docket No. P-05-64386-2 (closed March 16, 2006).

Sharon Page, stated to be the sole heir-at-law of Lavona Morgan, died on or about September 6, 2005; no probate of her estate found in Knox County.
NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: Robert Leo Page IV filed in Northern District of Florida, Case 23-30777 (does not list any real property owned.)

Robert Philip Page Jr filed in District of South Carolina, Case 21-01620-hb (does not list any Tennessee real property owned)
OTHER MATTERS AFFECTING TITLE: Legal description for the property also includes the property shown as Tax Parcel 042HB-008. Survey needed to determine separate legal descriptions.

Subject to any additional heirs of Sharon Page or Lavona Morgan. No affidavit found from disinterested third party confirming either person's heirs at law.

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 294A in the Register's Office for Knox County, Tennessee.

Subject to Sewer Line Easement - Knox County of record in Deed Book 2173, Page 473 in the Register's Office for County, Tennessee (as may apply).

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,843.34

TAX ID: 042HB-008 **TAX SALE:** 25
TRUSTEE FILE: 101
OWNER(S) & ADDRESS(ES):
Thomas Morgan and Lavona Morgan (deceased)
8809 Hillside Ave, Mascot, TN 37806
Timithy Atchley
2536 Shipetown, Mascot, TN 37806
Lesa Hillard
701 Tim Serlaine Cr, Knoxville, TN 37924
Ahey Atchley
PO Box 172, Mascot, TN 37806
No physical address found
Robert Page
Unknown
COMMON DESCRIPTION:
0 Hillside Ave, Mascot, TN 37806
Lots 5 & 6; and part of 3.732 acre tract on Map Cabinet A, Slide 294A
200 X 150
LEGAL DESCRIPTION & DERIVATION:
(legal includes parcel 042HB-004)

SITUATED in District No. Eight (8) (Old 13th) of Knox County, Tennessee, and more particularly described as follows:

BEGINNING at a stake on the North right-of-way line of Hillside Ave, said stake being at the southeast corner of Lot No. 4 and Southwest corner of Lot 5, Block 1 of Shipe's Addition to Mascot, Tennessee; thence, in a northerly direction in a straight line along the line of Lots 4 and 5, crossing the northwest corner Lot 5 at 150 feet in al 420 feet, minus a 10 ft. alley to a point in the old W.C. Major's Heirs line; thence, in an easterly direction along the said old W.C. Major's Heirs Line 222 ½ feet, more or less, to a stake in said line; thence, in a southerly direction in a straight line 330 feet, more or less, parallel with first described line above, and following the full 150 feet east line of Lot 6 and west line of Lot 7 to a stake in the North right-of-way line of Hillside Ave., corner of Lots 6 and 7; thence in a Westerly direction along the Northern right-of-way line of Hillside Ave., 200 feet to the point of BEGINNING.

There is transferred by this deed all of Lots 5 and 6, Block 1, and part of a 3.732 acre Tract of Shipe's Addition to Mascot, Tennessee, as shown by map of said Addition of record in Map Book 9, Page 50 in the Register's Office for Knox County, Tennessee.

BEING part of the same property conveyed to Thomas Morgan and wife, Lavona Morgan by Warranty Deed from Bessie Morgan, widow, Tishie Mae Morgan Russell and J.P. Morgan, dated June 8, 1968, recorded June 17, 1968, in Deed Book 1382, Page 528 in the Register's Office for Knox County, Tennessee.

BEING part of the same property conveyed to Thomas Morgan and wife, Lavona Morgan by Warranty Deed from Bessie Morgan, widow, Tishie Mae Morgan Russell and J.P. Morgan, dated June 8, 1968, recorded June 17, 1968, in Deed Book 1382, Page 528 in the 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: See Affidavit in Instrument No. 200605260099505 (pertaining to unrelated property) for information on the heirs of Lavona K. Morgan and Thomas Morgan.

Per the Affidavit, Thomas Morgan died in the year 2000.

Lavona Morgan died intestate on or about July 6, 2004. Her estate was probated as Knox County Chancery Court - Probate Division Docket No. P-05-64386-2 (closed March 16, 2006).

Sharon Page, stated to be the sole heir-at-law of Lavona Morgan, died on or about September 6, 2005; no probate of her estate found in Knox County.
NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: Robert Leo Page IV filed in Northern District of Florida, Case 23-30777 (does not list any real property owned.)

Robert Philip Page Jr filed in District of South Carolina, Case 21-01620-hb (does not list any Tennessee real property owned)
OTHER MATTERS AFFECTING TITLE:

Legal description for the property also includes the property shown as Tax Parcel 042HB-004. Survey needed to determine separate legal descriptions.

Subject to any additional heirs of Sharon Page or Lavona Morgan. No affidavit found from disinterested third party confirming either person's heirs at law.

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 294A in the Register's Office for Knox County, Tennessee.

Subject to Sewer Line Easement - Knox County of record in Deed Book 2173, Page 473 in the Register's Office for County, Tennessee (as may apply).

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,087.16

TAX ID: 047GB-035 **TAX SALE:** 25
TRUSTEE FILE:113
OWNER(S) & ADDRESS(ES):
James F. Freeman and Alpha M. Freeman (both appear to be deceased)
7604 Fall Wind Ct., Powell, TN 37849
COMMON DESCRIPTION:
7604 Fall Wind Ct., Powell, TN 37849
Lot 4, Whispering Hills Unit 3
98M X 128.21 XIRR
LEGAL DESCRIPTION & DERIVATION:

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 No. 4 in Block D in what is known as Whispering Hills Subdivision, Unit 3, a Subdivision to Knox County, Tennessee, as shown by Map of said Unit of said Subdivision of record in Map Book 57-S at Page 4 in the Register's Office of Knox County, Tennessee, said Lot is more particularly bounded and described as shown on 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 G. T. Trotter, Jr., Surveyor, Knoxville, Tennessee, bearing date March 22, 1974, said premises are improved with a dwelling house fronting on Fall Wind Court.

BEING the same property conveyed to James F. Freeman and wife, Alpha M. Freeman by Warranty Deed from J. Kennon Rymer and wife, Gail C. Rymer dated April 1, 1974, recorded May 3, 1974, of record in Book 1530 Page 527 in the Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):

Hallsdale Powell Utility District recorded a Lien against James F. Freeman, in the amount of $1,684.49 plus penalties and costs, for unpaid utility services, recorded November 22, 2022 as Instrument #202211220030928, in the Register's Office for Knox County, Tennessee. Serve: Darren Cardwell, Hallsdale Powell Utility District, 3745 Cunningham Road, P.O. Box 5199, Knoxville, TN 37928.
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:
OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Book 57-S, Page 4 in the Register's Office for Knox County, Tennessee.

Per information found on Find A Grave, James Frank Freeman died on or about 5/4/1992; Alpha Marie Freeman died on or about 2/15/2003. No probate or obituaries showing heirs found.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $6,415.24

TAX ID: 048MJ-051 **TAX SALE:** 25
TRUSTEE FILE: 125
OWNER(S) & ADDRESS(ES):
Jack Carpenter
5615 Lon Roberts Dr, Knoxville, TN 37918
COMMON DESCRIPTION:
5615 Lon Roberts Dr, Knoxville, TN 37918
Part of Lots 15 and 16, Block 58, Fountain City Company Addition, Plat Book 9, Page 73
200.5 X 126.95 X IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Seven (formerly 2nd) of Knox County, Tennessee, within the new corporate limits of the City of Knoxville, Tennessee, being known and designated as part of Lots 15 and 16, Block 58, Fountain City Company Addition, as shown on the map of the same of record in Map Book 9, Page 73, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the dividing line between Lots 14 and 15 at the northwest corner of property conveyed to B.H. Vandagriff in Deed Book 1003, Page 475, in the Register's Office for Knox County, Tennessee, said point of beginning distant 225 feet northwesterly from Watauga Avenue; thence from said beginning point with the line of Vandagriff and Baker in a north easterly direction, 200.5 feet to a point in the dividing line between Lots 16 and 17 and in the line of property now or formerly owned by Suffridge; thence with said line in a northwesterly direction, 126.5 feet to the line of property now or formerly owned by Crippen; thence with the Crippen line, in a southwesterly direction, 200.5 feet to the corner of Lot 14; thence with the line of said lot in a southeasterly direction, 112.76 feet to the place of beginning, being the same property conveyed to first parties by deed dated 2 April 1962 from A.W. Vandagriff, of record in Deed Book 1200, Page 331, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Jack Carpenter by Quit Claim Deed from Pauline B. Carpenter dated October 10, 1979, recorded February 4, 1980, in Book 1699, Page 122, in the Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):

1. AmSouth Bank (now Regions Bank) secured an Open-End Deed of Trust executed by Jack Carpenter, unmarried, to FMLS, Inc., Trustee for AmSouth Bank, dated 04/29/2002, recorded 05/10/2002, in the original principal amount of $26,000.00, of record in Instrument No. 200205100093249, in the Register's Office for Knox County, Tennessee. See Modification of Deed of Trust of record in Instrument No. 200310130042504 increasing the loan amount to $36,000.00, and Substitution of Trustee, J. Phillip Jones, of record in Instrument No. 201112020030137 in said Register's Office. **SERVE: J. Phillip Jones, Substitute Trustee, 1800 Hayes Street, Nashville, Tennessee, 37203; OR FMLS, Inc., Trustee, Registered Agent Corporation Service Company 2908 Poston Ave. Nashville, TN 37203-1312; Regions Bank as Successor by merger to AmSouth Bank, 1900 5th Ave. N. Birmingham, AL 35203-2610; Registered Agent: Corporation Service Company, 2908 Poston Ave. Nashville, TN 37203-1312.**
2. The City of Knoxville filed a Complaint for unfit, unsafe or dangerous conditions at 5615 Lon Roberts Drive, including accessory structure against Jack Carpenter, Address Unknown, J. Phillip Jones, Substitute Trustee, 1800 Hayes Street, Nashville, Tennessee, 37203, Regions Bank as Successor by merger to AmSouth Bank, 465 South Gay Street, Suite 101, Knoxville, TN 37902, recorded November 20, 2012 in Instrument No. 201211200033227, in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Manager, Neighborhood Codes Enforcement, City of Knoxville, 400 Main Street #520, Knoxville, TN 37902. Phone: 865-215-4311.**
3. The City of Knoxville filed an Order for a Building Code structure violation against Jack Carpenter, Address Unknown, J. Phillip Jones, Substitute Trustee, 1800 Hayes Street, Nashville, Tennessee, 37203, Regions Bank as Successor by merger to AmSouth Bank, P.O. Box 511, Knoxville, TN 37901, recorded December 18, 2012 in Instrument No. 201212180039946, in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Manager, Neighborhood Codes Enforcement, City of Knoxville, 400 Main Street #520, Knoxville, TN 37902. Phone: 865-215-4311.**
4. The City of Knoxville filed a Notice of Lien for lot mowing and/or cleaning and debris removal against Jack Carpenter, 5615 Lon Roberts Drive, Knoxville, Tennessee, 37918, in the original amount of $266.00 plus penalties and fees, recorded October 2, 2014 in Instrument No. 201410020019217 in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Manager, Neighborhood Codes Enforcement, City of Knoxville, 400 Main Street #520, Knoxville, TN 37902. Phone: 865-215-4311.**
5. The City of Knoxville filed a Notice of Lien to secure the payment of a debt due for demolition of the structures and debris removal at 5616 Lon Roberts Drive, against Jack Carpenter, Address Unknown, J. Phillip Jones, Substitute Trustee, 1800 Hayes Street, Nashville, Tennessee, 37203, Regions Bank as Successor by merger to AmSouth Bank, 465 South Gay Street, Suite 101, Knoxville, TN 37902, in the original amount of $5,765.70 plus penalties and fees, recorded January 13, 2015 in Instrument No. 201501130037673 in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Manager, Neighborhood Codes Enforcement, City of Knoxville, 400 Main Street #520, Knoxville, TN 37902. Phone: 865-215-4311.**
6. The City of Knoxville filed a Notice of Lien for lot cleaning and/or debris removal against Jack Carpenter, 5615 Lon Roberts, Drive, Knoxville, TN 37918, in the original

amount of $222.00, plus penalties and fees, recorded October 30, 2019 in Instrument No. 201910300029618 in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Manager, Neighborhood Codes Enforcement, City of Knoxville, 400 Main Street #520, Knoxville, TN 37902. Phone: 865-215-4311.**

7. Capital one Bank (USA)N.A. c/o Nathan & Nathan, P.C., 2215 1st Avenue S, Birmingham, AL, 35233, recorded a Judgment against Jack R. Carpenter, Ste. 210 Center Park Dr., Knoxville, TN 37922-2124 and Inc House Doctor, at the same address, in the original amount of $5,391.61, plus penalties and fees, recorded June 2, 2022, in Instrument No. 202206020091133 in the Register's Office for Knox County, Tennessee. **SERVE: Nathan & Nathan, P.C. 2215 1st Avenue S, Birmingham, AL, 35233, c/o Bart Lloyd (024220). Katie Tubbs (030495), Kara Reese (036169), Brett Windrow (038599), Katelyn Dorwart (036786), Telephone number: 1-866-498-5400. Docket Number 44567K https://www.capitalone.com/digital/subpoena-policy/**

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

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: Jack Carpenter 24-90754-AKM-13; Indiana. No land in TN

OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Plat Book 9, Page 73 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $6,655.71

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $7,902.73

TAX ID: 049GB-024 **TAX SALE:** 25

TRUSTEE FILE:127

OWNER(S) & ADDRESS(ES):

Ronald E. Curry and Gladys L. Curry

4628 Simona Rd., Knoxville, TN 37918

COMMON DESCRIPTION:

4628 Simona Rd., Knoxville, TN 37918

Lot 25, Beverly Acres Part 3, Map Cabinet D, Slide 351A

168M X 210 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Seven (7) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee and being known and designated as all of Lot 25 of Part 3 Beverly Acres Addition as shown by Map of said Addition of record in Map Cabinet D, Slide 351A (formerly Map Book 48-S, Page 13) in the Register's Office for Knox County, Tennessee to which specific reference is hereby made for a particular description of said lot.

BEING the same property conveyed to Ronald E. Curry, and wife, Gladys L. Curry, by Warranty Deed from Dixie Corporation, dated April 16, 1970, recorded September 24, 1970, of record in Book 1438 Page 208 in the 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: Subject to all matters as shown on plat of record in Map Cabinet D, Slide 351A in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Book 1277, Page 561 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $9,631.43

TAX ID: 049IA-037 **TAX SALE:** 25

TRUSTEE FILE: 128

OWNER(S) & ADDRESS(ES):

Todd M. Lakins

4302 Fulton Dr., Knoxville, TN 37918

COMMON DESCRIPTION:

4302 Fulton Dr., Knoxville, TN 37918

Lot 1, Plat Book 12, Page 114

Replat of Lots 35 and 36, Villa Gardens Addition

90 X 187.3 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the 7th (formerly 2nd) Civil District of Knox County, Tennessee, and within the 35th Ward of the City of Knoxville, Tennessee, the same being all of Lot 1 of the replat of Lots 35 and 36, of VILLA GARDENS ADDITION, as shown on the map of the same of record in Map Book 12, Page 114, in the Register's Office for Knox County, Tennessee, said lot being bounded and described as shown on the map of aforesaid addition to which map specific reference is hereby made for a more particular description, and according to the survey of G.T. Trotter, Jr., Surveyor, Knoxville, Tennessee, dated September 26, 1970.

BEING the same property conveyed to Todd M. Lakins, unmarried by Quit Claim Deed from Todd M. Lakins, Sole Heir at Law of the Last Will and Testament of Bobby Gene Lakins dated August 21, 2019, recorded August 22, 2019, in Instrument No. 201908220013257 in the Register's Office for Knox County, Tennessee. See further deed recorded in Book 1438 Page 990 to Bobby J. Lakins and wife, Elsie M. Lakins.

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: Per Probate file for Elsie Lakins (94-50241-2) her sole heirs were spouse, Bobby Gene Lakins and son, Todd M. Lakins. Bobby Gene Lakins survived his spouse, Elise Lakins and died on or about November 29, 2015. No Probate File found for Bobby Gene Lakins in Knox County. Sole heir is stated to be Todd M Lakins on deed in Instrument 201908220013257, but no Affidavit of Heirship found of record.

Subject to all matters as shown on plat of record in Plat Book 12, Page 114 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,420.55

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $7,791.89

TAX ID: 049IG-002 **TAX SALE:** 25

TRUSTEE FILE: 129

OWNER(S) & ADDRESS(ES):

Harold E. Elkins and Peggy J. Elkins, Trustees of the Harold E. Elkins and Peggy J. Elkins Revocable Trust dated July 25, 2008

0 Villa Road, Knoxville, TN 37918

COMMON DESCRIPTION:

0 Villa Road, Knoxville, TN 37918

LEGAL DESCRIPTION:

SITUATED in Civil District Number Seven (7) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being PART of Lot 2, Villa View Subdivision, Unit 2, as shown by map of record in Map Book 62-S, page 17, in the Register's Office for Knox County, Tennessee.

BEING PART OF the same property conveyed to Harold E. Elkins and Peggy J. Elkins, Trustees of the Harold E. Elkins and Peggy J. Elkins Revocable Trust dated July 25, 2008, from Harold E. Elkins and Peggy J. Elkins, by Quitclaim Deed dated July 25, 2008, and filed of record July 29, 2008, as Instrument Number 200807290006861, 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.

** NOTE: No formal legal description for the property contained in this Tax ID can be found of record. The above description is for informational purposes only and is provided per information obtained from the Mapping Department of the Knox County Assessor's Office.**

DERIVATION:

BEING PART OF the same property conveyed to Harold E. Elkins and Peggy J. Elkins, Trustees of the Harold E. Elkins and Peggy J. Elkins Revocable Trust dated July 25, 2008, from Harold E. Elkins and Peggy J. Elkins, by Quitclaim Deed dated July 25, 2008, and filed of record July 29, 2008, as Instrument Number 200807290006861, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown in Map Book 62-S, page 17, in the Register's Office for Knox County, Tennessee.

2. Subject to Restrictions, setback lines, and utility and drainage easements as per governmental zoning ordinances.

3. Property is a narrow strip of land, with no formal legal description found of record. Per the Mapping Department for the Knox County Property Assessor, property is believed to be a small strip of Lot 2, Villa View Subdivision, Unit 2. A new survey will be required to ascertain a legal description for the property before said property can be conveyed.

4. Subject to any matters contained in the Trust Agreement for the Harold E. Elkins and Peggy J. Elkins Revocable Trust dated July 25, 2008, copy of said Trust was not found of record in the Register's Office for Knox County, Tennessee.

5. Possibly subject to Declaration of Easement filed of record in Book 1802, Page 527, n the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,095.76

TAX ID: 049PD-012 **TAX SALE:** 25

TRUSTEE FILE: 130

OWNER(S) & ADDRESS(ES):

Ada R. Jones

4610 Greendale Rd., Knoxville, TN 37918

Ada R. Jones c/o Wiley Jones

PO Box 5675, Knoxville, TN 37918

COMMON DESCRIPTION:

0 Greendale Rd., Knoxville, TN 37918 (AKA 4610 Greendale Dr.)

Lot 13-RI, Villa Gardens Resubdivision of Lot 13, Lot L, Plat Cabinet E, Slide 184A

131.3 X 75.4 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the 7th Civil District of Knox County, Tennessee, within the 35th Ward of the City of Knoxville, and being designated as Lot 13-R1, Block L, Villa Gardens Re-subdivision of Lot 13, Block L, as shown on plat of same of record in Plat Cabinet E, Slide 184A, in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Ada R. Jones, by Quit Claim Deed from Jimmy Villarreal, unmarried, dated May 3, 2004, recorded May 11, 2005, of record in Instrument No. 200505110090227 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,715.35

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,918.43

TAX ID: 049PE-001 **TAX SALE:** 25

TRUSTEE FILE: 131

OWNER(S) & ADDRESS(ES):

Anthony McMahan

0 Audubon Dr, Knoxville, TN 37918

4100 Clairmont Dr., Knoxville, TN 37918

COMMON DESCRIPTION:

0 Audubon Dr, Knoxville, TN 37918

Pt of Lot 7, Harrill Heights, Plat Book 20, Page 113

35M X 150 XIRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District Seven (7) of Knox County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 7 in Block C, in Harrell Heights, Unit One, as shown by Map of said Addition of record in the Register's Office of Knox County, Tennessee, in Map Book 20, Page 113, to which specific reference is hereby made.

BEING the same property conveyed to Anthony B. McMahan, married, by Quit Claim Deed, from Edwina T. Swafford dated May 24, 2007, recorded June 11, 2007, of record in Instrument No. 200706120101914 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Builders FirstSource – Southeast Group, LLC filed a Judgment against Anthony McMahan, 4312 W. Scarlett Lane, Knoxville, TN 37920, in the original amount of $6806.82 plus fees, recorded April 17, 2018, in Instrument No. 201804170061451in the Register's Office for Knox County, Tennessee. **SERVE: Registered Agent – C T Corporation System, 300 Montvue Rd., Knoxville, TN 37919; Attorney Christopher D. Owens, 1212 North Eastman Rd. Kingsport, TN 37664 or 100 med Tech Parkway Ste 110, Johnson City, TN 37604; 423-283-6312. Case Number: GS18CV-196. Builders FirstSource -Southeast Group LLC, 6031 Connection Drive, Ste 400, Irving, TX 75039**

2. Midland Funding LLC, P.O. Box 772719, Memphis, TN 38177-2719 filed a Judgment against Anthony McMahan, 4312 W. Scarlett Lane, Knoxville, TN 37920, in the original amount of $889.24 plus fees, recorded December 15, 2020, in Instrument No. 202012150048599 in the Register's Office for Knox County, Tennessee. **SERVE: Midland Credit Management, Inc., 350 Camino De La Reina, San Diego, CA 92108; Registered Agent Midland Credit Management Inc Ste 2000, 5100 Poplar Ave. Memphis, TN 38167; Attorneys Kimberly P. Gloss #TN34734, Keith A. Aiken #TN30734, Lashundra Lewis #TN29638, Ste 2000, 5100 Poplar Ave.,Memphis, TN 38137, Phone: 866-300-8750. Affidavit of Record in 202112020044487 states that Anthony B. McMahan is not the same as the person shown on judgment. This appears to be same as current owner, so judgment most likely does not apply.**

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: Lot 7 was split by road on plat recorded in Cab C Slide 108A and the remaining property not included in the road were assigned separate Tax ID number. (059AC017 and 049PE-001). All of Lot 7 was sold to McMahan in 2007, but only tax ID 059AC-017 was transferred on the tax roll. 049PE-001 remained in the prior owner, Edwina Swafford's name.

Subject to all matters as shown on plat of record in Plat Book 20, Page 113 in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Book 945, Page 523 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,354.16

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,009.40

TAX ID: 050-033 **TAX SALE:** 25

TRUSTEE FILE: 132

OWNER(S) & ADDRESS(ES):

Mrs. M. A. Burch (deceased)

Devisees: son, J. B. Jones; granddaughter, Alma Tyler; and cousin, George Green

3708 Harris Road, Knoxville, TN 37918

3511 Rucker Avenue, Apt C, Everett, WA 98201

COMMON DESCRIPTION:

3708 Harris Road, Knoxville, TN 37918

LEGAL DESCRIPTION:

SITUATED in the Fifth (formerly Eighth) Civil District of Knox County, Tennessee and without the corporate limits of the City of Knoxville, Tennessee, and on the East side of Harris Road and more particularly described as follows:

BEGINNING at a stake in the East line of Harris Road corner to a tract conveyed to Lela Johnson and husband, and distant in a Southerly direction 417.6 feet from the original Pate corner; thence, with the line of Lela Johnson and husband, North 70 deg. 45 min. East, 1,559 feet, more or less, to a stake in the original Pate line; thence, with the line of the original tract, South 23 deg. 45 min. East, 209.1 feet to a stake, corner of Pate; thence, with Pate's line, South 70 deg. 45 min. West, 1,559 feet, more or less, to a stake in the East line of Harris Road; thence, with the East line of Harris Road, North 17 deg. 30 min. West, 208.8 feet to the point of BEGINNING, and containing 7.5 acres, more or less.

CONVEYANCE IS HEREBY MADE LESS AND EXCEPT that certain property, 1 acre, more or less, conveyed to Joseph B. Jones, single, from Mrs. M. A. Burch, by Warranty Deed dated January 31, 1972, and recorded on February 14, 1972 in Warranty Deed Book 1473, page 227, in the Register's Office for Knox County, Tennessee.

BEING PART OF the same property conveyed to Mrs. M. A. Burch by Warranty Deed dated September 15, 1965, from Herbert V. Donahue, Jr. and wife, Martha T. Donahue, and recorded on September 17, 1965 in Warranty Deed Book 1301, page 287, 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 Mrs. M. A. Burch by Warranty Deed dated September 15, 1965, from Herbert V. Donahue, Jr. and wife, Martha T. Donahue, and recorded on September 17, 1965 in Warranty Deed Book 1301, page 287, 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:

Mrs. M. A. Burch died testate on or about January 6, 1985 with her Last Will and Testament filed in Will Book 70, page 525, and probated in Docket #:P-85-039245, in the Chancery Court for Knox County, Tennessee, Probate Division, and according to her Last Will and Testament, M.A. Burch bequeathed her estate to son, J. B. Jones; granddaughter, Alma Tyler; and her cousin, George Green.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to survey being highly recommended due to no map of record and there is a less and except, which does not plot.

3. Subject to any and all probate concerns, including but not limited to TennCare as to any deceased party(ies).

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $933.79

TAX ID: 050-082 **TAX SALE:** 25

TRUSTEE FILE: 134

OWNER(S) & ADDRESS(ES):

Sondra Sweeney

6042 Edmondson Ln, Knoxville, TN 37918

COMMON DESCRIPTION:

6034 #A Edmondson Ln, Knoxville, TN 37918

Lot 1, Resubdivision of Lot 42, J.S. Cameron Highland Home Sites Addition

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Eighth (8th) Civil District, formerly Thirteenth (13th), of Knox County, Tennessee, and being designated as all of Lot 1 of the Resubdivision of Lot 42 of the J. S. Cameron Highland Home Sites Addition, and being more particularly described as follows:

BEGINNING at an iron pin in the southern line of Edmondson Road, said iron pin being approximately 1095 feet, from the center line of the intersection of Edmondson Road and Happy Acres Road; thence North 86 deg. 43 min. 15 sec. East 186.10 feet to a new iron pin in the southern line of Edmondson Road; then continuing along the same line 40.02 feet to a new iron pin, corner to Perkey; thence South 02 deg. 29 min. 09 sec. East 1155.33 feet to an old iron pin, corner to Vineyard; thence North 85 deg. 28 min. 29 sec. East 40.05 feet to an old iron pin; thence along the line of Reynolds, 02 deg. 29 min. 37 sec. West 251.09 feet to a new iron pin; thence continuing along the same line and with the line of Sweeney 125.00 feet to a new iron pin; thence continuing along the same line and with the line of Lawson 125 feet to a new iron pin; thence South 85 deg. 32 min. 39 sec. West 180.63 feet to a new iron pin; thence North 03 deg. 34 min. 56 sec. West 292.99 feet to the point of BEGINNING.

THERE IS EXCEPTED from this conveyance an existing forty (40) foot wide joint permanent easement extending from Edmondson Road to Lot 2 of the Resubdivision of Lot 42 of the J.S. Cameron Highland Home Sites Addition as more particularly described in the survey referenced below.

The above description was prepared from a boundary survey prepared by Eddy R. Garrett, License Number 1544, whose address is 4838 Shady Road, Strawberry Plains, Tennessee, 37871, said survey being dated January 24, 2000, bearing drawing number 00-013.

BEING the same property conveyed to Sondra Sweeney by Quitclaim Deed from Judy D. Foster dated November 2, 2017, recorded November 9, 2017, in Instrument No. 201711090029459 in the 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: Chain of title

includes two intestate estates. No Affidavits of heirship found. Names on deeds match probate files and are assumed to be all heirs. See Knox County Probate File 75528-2, Harriett Lawson and 49791-2 Beulah Lawson.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,280.99

TAX ID: 050-084 **TAX SALE:** 25

TRUSTEE FILE: 135

OWNER(S) & ADDRESS(ES):

Sondra G Sweeney

6042 Edmondson Lane, Knoxville, TN 37918

COMMON DESCRIPTION:

6042 Edmondson Lane, Knoxville, TN

Part of Lot 42, Plat Cabinet B, Slide 35C

174 X 125 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Eight (8) (old 13th) of Knox County, Tennessee, lying without the corporate limits of the City of Knoxville, Tennessee, and being a part of Lot No. 42 of the J.S. Cameron, Highland Home Sites Addition to the City of Knoxville, Tennessee, map of said Addition of record in Plat Cabinet B, Slide 35C (formerly Map Book 13, Page 101) in the Register's Office for Knox County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING at an iron pin set on the West side of an Established 40 foot Right-of-way, said Right-of-way lying along the West side of Lot No. 43, extending from the South end of Lot No. 42 to the Edmonson Lane, said starting point being 450 feet southwardly from said Edmonson Lane, also being a corner to the property of Teddy Lawson, thence running Westwardly with the line of Teddy Lawson, 174 feet, more or less, to an iron pin in the East line of Lot no. 41 of said Addition, said point being 450 feet Southwardly from said Edmonson Lane, and being a corner of Teddy Lawson; thence, running Southwardly with the East line of Lot No. 41, 125 feet, to an iron pin; thence running Eastwardly, a new severance line, 173 feet, more or less, to an iron pin set on the West side of the aforesaid 40 foot Right-of-way; thence running Northwardly with the West line of said Right-of-way, 125 feet to the POINT OF BEGINNING.

THERE IS ALSO CONVEYED HEREWITH the permanent and perpetual right of use of the above mentioned "Established 40 foot Right-of-way" for the purpose of ingress, egress, and regress to the property above described.

BEING the same property conveyed to Sondra G. Sweeney by Limited Warranty Deed from First American National Bank dated April 15, 1998, recorded April 15, 1998, in Deed Book 2283, Page 13 in the 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: Subject to all matters as shown on plat of record in Plat Cabinet B, Slide 35C in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,692.24

TAX ID: 050-152 **TAX SALE:** 25

TRUSTEE FILE: 136

OWNER(S) & ADDRESS(ES):

Patricia Beavers Thornell (deceased)

6805 Millertown Pike, Knoxville, TN 37924

William Clint Thornell

William Chad Thornell

Ava Thornell, a minor, C/O Stephanie Thornell, Guardian

6817 Millertown Pike, Knoxville, TN 37924

and

C/O Attorney S. David Lipsey

1430 Island Home Ave., Knoxville, TN 37920

Willam Brandon Thornell

C/O Attorneys Raymond E. Lacy and Michael Ryan Frantz

249 N. Peters Rd., Suite 101, Knoxville, TN 37923

COMMON DESCRIPTION:

6805 Millertown Pike, Knoxville, TN 37924

LEGAL DESCRIPTION & DERIVATION:

SITUATED, LYING, AND BEING in the Eighth (8th) Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING on an iron pin in the Northwestern line of Millertown Pike, which iron pin is located 2500 feet, more or less, from the point where said line of Millertown Pike would intersect the center line of Harris Road, if such line were produced to such point of intersection, said beginning point is also common corner of property of B.L. Gilley; thence with the common dividing line between the property herein described and Gilley and in part with a fence line North 32 deg. 00 min. West 400.0 feet to an iron pin; thence continuing with Gilley and a fence line South 53 deg. 40 min. West 300.0 feet to an iron pin in the line of Joseph C. Furrow; thence with Furrow and a fence line North 27 deg. 08 min. West, 971.71 feet to an iron pin, corner to Earl H. Jones; thence with Jones' line and a fence line North 66 deg. 35 min. East 506.65 feet to an iron pin and South 25 deg. 35 min. East 614.0 feet to an iron pin, corner to W.L. Smalley; thence with Smalley and a fence line South 28 deg. 05 min. East 642.0 feet to an iron pin in the Northwestern line of Millertown Pike; thence with said line of Millertown Pike and a fence line South 53 deg. 00 min. West 206.0 feet to an iron pin, the point of place of BEGINNING, as shown by Survey of G.T. Trotter, Jr., Surveyor, Knoxville, Tennessee, bearing date November 21, 1967, Drawing No. 6-632, containing 12.26 acres, said premises are improved with a dwelling house and two buildings.

This conveyance is made subject to the Easements applicable to the described property, including, but not limited to Easement of record in WB 2057, Page 446, and known as Instrument No. 19911125035460, dated November 26, 1991.

BEING the same property conveyed to Patricia Beavers Thornell by Quit Claim Deed from William Suttle Thornell dated July 9, 1981, recorded July 10, 1981, in Deed Book 1737, Page 723 in the Register's Office for Knox County, Tennessee. See Warranty Deed of record in Deed Book 1370, Page 139 in Register's Office.

INTERESTED PERSONS (ENCUMBRANCES):

1. Valley Fidelity Bank and Trust Company (predecessor in interest to First Horizon Bank) recorded an Assetline Deed of Trust executed by Patricia Beavers Thornell, single, to Donald W. Simpkins, Trustee for, dated 04/11/1985, recorded 04/11/1985, in the original principal amount of $28,000.00, of record in Trust Book 2136, Page 85, in the Register's Office for Knox County, Tennessee; and Modification, Renewal and Extension Agreement recorded by First Tennessee Bank National Association, successor to Valley Fidelity Bank & Trust Company, of record in Trust Book 2996, Page 394, in said Register's Office. APPEARS TO BE EXPIRED BUT MATURITY DATE IS UNCLEAR. **SERVE: First Tennessee Bank National Association NKA First Horizon Bank, 165 Madison Ave. Memphis, TN 38106; Registered Agent: Shannon M. Hernandez, Office of the Corporate Secretary, 165 Madison Ave, Memphis, TN 38103; Trustee – Donald W. Simpkins, deceased. No substitute Trustee found.**

2. First Tennessee Bank National Association recorded a Deed of Trust executed by Patricia Beavers Thornell, to Amelia A. Shreve, Trustee for, dated 01/07/13, recorded 01/31/13, in the original principal amount of $48,023.91, of record in Instrument No. 201301310050053, in the Register's Office for Knox County, Tennessee; see Appointment of Successor Trustee of record in Instrument No. 201404230060271 in said Register's Office. **SERVE: First Tennessee Bank National Association NKA First Horizon Bank, 165 Madison Ave. Memphis, TN 38106; Registered Agent: Shannon M. Hernandez, Office of the Corporate Secretary, 165 Madision Ave, Memphis, TN 38103; Trustee, Gordon D. Foster, Winchester,Sellers, Foster & Steele, PC. 800 S. Gay ST, Ste 1000, Knoxville, TN 37929.**

3. LVNV Funding LLC recorded a Judgment against William C. Thornell (a possible heir of owner of record, Patricia Thornell) in the original principal amount of $3,235.13 plus penalties and fees, dated August 28, 2023 and of record in Instrument No. 202407050000998 in the Register's Office for Knox County, Tennessee. **SERVE: Joseph M. Jammal (BPR No. 033794), Attorney for Plaintiff, Stenger & Stenger, P.C. 2618 East Paris Ave. SE, Grand Rapids, MI 49546. Address for LVNV Funding LLC, 355 S. Main St. STE 300-D, Greenville, SC 29601; Registered Agent: Corporation Service Company, 2908 Poston Ave. Nashville, TN 37203.**

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Patricia Anne Beavers Thornell died on or about October 3, 2016. An estate was opened on April 29, 2021 in Knox County Chancery Court – Probate Division Docket No. P-21-84476-1.

Estate is subject to ongoing litigation – see Abstract of Suit & Notice of Lien Lis Pendens in Instrument No. 202106100101597, a response to a self-serving Affidavit of Inheritance of record in Instrument No. 202011230042723, both in the Register's Office for Knox County, Tennessee.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: none found

OTHER MATTERS AFFECTING TITLE: Subject to Declaration of Easement (25-foot Joint Permanent Easement) of record in Deed Book 2047, Page 466 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $16,241.81

TAX ID: 050-222 **TAX SALE:** 25

TRUSTEE FILE: 137

OWNER(S) & ADDRESS(ES):

Tennessee Senters

2508 Rosewood Rd, Knoxville, TN 37924

Tennessee Senters c/o Fredrick G. Miller

959 Justine Dr., Kanakee, IL 60901

COMMON DESCRIPTION:

2508 Rosewood Rd, Knoxville, TN 37924

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Third District of Knox County, Tennessee, and lying in the Miller Valley on the Rutledge Road bounded as follows:

BEGINNING at a stake in Kings line and corner to Fannie Jennings thence with Kings line North 26 degrees West, 221 feet to a stake corner to J.N. Senter thence with J.N. Senter line North 64 degrees East 431 feet to a stake in Wilsons line thence with Wilsons line South 27 degrees 40 minutes East 221 feet to a stake corner to Fannie Jenkins thence with her line South 64 degrees West 438 feet to the beginning, the same being a part of a tract of land deed by Champion L. Wilson et al to John Senter 1886 and containing 2-2/10 acres, more or less.

BEING the same property conveyed to Tennessee Senters by deed from Pleasant Senter, Daniel Jennings and wife, Fannie Jennings, Jefferson Senter, Milton Senters, John Senters and Samuel Senters, dated July 11, 1892, recorded February 23, 1925, of record in Deed Book 415, Page 330 in the 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: Vesting deed is from 1892. No probate or obituaries were found for Tennessee Senters.

Property Assessor's website shows last name as Senter, but the deed reads Senters.

Deed to Tennessee Senters was one of 5 in a partition among siblings, heirs of John Senters, all for 2.2 acres.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,537.37

TAX ID: 051PB-031 **TAX SALE:** 25

TRUSTEE FILE: 140

OWNER(S) & ADDRESS(ES):

John K. Jones (a/k/a J. K. Jones) (deceased)

Agnes K. Jones

Last known address (sold property in 1998 in Book 2289, Page 573)

6005 Cherry Dr, Knoxville, TN 37924

0 Georgia Ln, Knoxville, TN 37924

Subject property is a vacant lot.

COMMON DESCRIPTION:

0 Georgia Ln, Knoxville, TN 37924

Lots 8 and 9, Carpenters Addition, Map Book 3, Page 84

50 X 150

LEGAL DESCRIPTION:

SITUATED in District No. 8 (previously 13) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, and described as follows:

Being all of Lot 8 and Lot 9, Block B, Carpenters Addition to Caswell, as shown in Map Book 3, Page 84, in the Register's Office for Knox County, Tennessee, to which map specific reference is made for a more particular description.

DERIVATION:

Lot 8

BEING the same property conveyed to J. K. Jones and wife, Agnes Jones, by Clerk and Masters Deed, dated October 22, 1951, recorded May 10, 1956, of record in WB 1015, Page 493, Register's Office for Knox County, Tennessee.

Lot 9

BEING the same property conveyed to J. K. Jones, by Clerk and Masters Deed, dated April 15, 1951, recorded May 10, 1956, of record in WB 1015, Page 491, 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 of record

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

OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Map Book 3, Page 84 in the Register's Office for Knox County, Tennessee.

The property was acquired by two separate Clerk and Masters' Deeds. One was conveyed to J.K. and one was conveyed to J. K. and wife, Agnes. J.K. Jones died prior to 1967 (see reference in WD 1313, Page 417) as stated when Agnes conveyed their last known property (the address listed above). No records exist after this conveyance.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,416.96

TAX ID: 052-029 **TAX SALE:** 25

TRUSTEE FILE: 141

OWNER(S) & ADDRESS(ES):

Pauline Bates AKA Pauline Bates Collins c/o Della Sue Collins

800 Burris Rd., Strawberry Plains, TN 37871

Unknown heirs of Pauline Bates

COMMON DESCRIPTION:

0 Burris Rd., Strawberry Plains, TN 37871

Lot 6

185M X 110M X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 15 of Knox County, Tennessee, and bounded and described as follows:

BEING Lot No. 6 of a division made this date between the heirs of David M. Bates, deceased, beginning at a stone in the line of Alice Bates, corner to Lot No. 10 this division held by Della Bates and running with the line of said Alice Bates in a general northern direction 297 feet to a stone in the line of said Alice Bates and corner to Lot No. 7 of this division this date conveyed to Bruce Bates; thence with the line of said Lot No. 7, 680 feet in a general eastern direction to the line of Harve Blake thence with the line of said black 168 feet in a general southern direction; thence with said line 262 feet in a general eastern direction; thence with said line 177 feet in a general southern direction to a stone, corner to Lot No. 10 of this division; thence with the line of said Lot No. 10 in a general western direction 51 rods to the point of beginning, containing 6 acres more or less. This property is subject to a right-of-way for the benefit of Lots No. 7, 8, and 9 and has a right of way along the old road over Lots No. 10, 1, and 2.

LESS AND EXCEPT that property described in Warranty Deed of record in Deed Book 1255, Page 614 and as corrected in Deed Book 1266, Page 428, and that property described in Warranty Deed of record in Deed Book 1472, Page 770 in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Pauline Bates by Warranty Deed from Della Bates, a widow, dated June 8, 1940, recorded February 1, 1941, of record in Deed Book 618, Page 566 in the Registers Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Midland Funding LLC as Successor in Interest to CitiBank, NA/Best Buy c/o FKSC recorded a Judgment against David Collins ,1424 Newcross Rd, Knoxville, TN 37922, a possible heir of property owner of record, in the original principal amount of $3,087.68, plus penalties and fees, dated June 14, 2017, of record in Instrument No. 201802160048780 in the Register's Office for Knox County, Tennessee. **SERVE: Midland Funding LLC, 350 Camino De La Reina, Ste 300, San Diego, CA 92108; Attorney for the Plaintiff: Finkelstein Kern Steinberg & Cunningham, 402 Clyde St.NW Ste 2, Knoxville, TN 37921; Registered Agent – Midland Credit Management Inc 5100 Poplar Ave. Ste 2000, Memphis, TN 38137**

2. Midland Credit Management, Inc. c/o FKSC, recorded a Judgment against Jeffrey Collins (1925 Canby Hills Rd., Knoxville, TN 37923), a possible heir of property owner of record, in the original principal amount of $2,075.06, plus penalties and fees, dated September 28, 2022, of record in Instrument No. 202212140034779 in the Register's Office for Knox County, Tennessee. **SERVE: Midland Credit Management, Inc., 350 Camino De La Reina, Ste 300, San Diego, CA 92108; Attorney for the Plaintiff: Finkelstein Kern Steinberg & Cunningham, 402 Clyde St.NW Ste 2, Knoxville, TN 37921; Registered Agent – Midland Credit Management Inc 5100 Poplar Ave. Ste 2000, Memphis, TN 38137**

3. OneMain Financial Group, LLC, as Servicer for Wilmington Trust N.A., as Issuer Loan Trustee for OneMain Financial Issuance Trust 2021-1, recorded a Judgment against Jeffrey A. Collins (1925 Canby Hills Rd., Knoxville, TN 37923), a possible heir of property owner of record, in the original principal amount of $5,694.33 plus penalties and interest, dated May 10, 2023, of record in Instrument No. 202306090066000 in the Register's Office for Knox County, Tennessee. **SERVE: One Main Financial Group LLC, 100 International Dr. FL 16, Baltimore, MD 21202; Attorney for Plaintiff: Brian L. O'Shaughnessy (025991), O'Shaughnessy & Carter, LLC, 735 Broad Street, Suite 1000, Chattanooga, TN 37402; 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: It appears that Pauline Bates was married to Carl W. Collins and known and Pauline Collins, sometime after acquiring the subject property. Per FindaGrave, Pauline Bates a/k/a Pauline Collins died on or about March 31, 1982 and no estate was found probated in Knox County.

Carl W. Collins died testate on or about March 8, 1993; his estate was probated as Knox County, Chancery Court, Probate Division Docket No. P-93-48977-1 (closed March 1, 1994). The Last Will & Testament of Carl W. Collins, dated February 5, 1985 and Codicil dated January 25, 1993 in Will Book 98, Page 416 makes no provisions for the distribution of real property. The states heirs-at-law are Nancy Kay Collins Christian, Della Sue Collins, Carl David Collins, Carl David Collins II, Jeffrey David Collins, Rhona Ann Christian and Brent Nathaniel Christian.

Nothing found showing other possible heirs of Pauline Bates.

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

OTHER MATTERS AFFECTING TITLE: Subject to a right-of-way for the benefit of Lots No. 7, 8, and 9 and has a right of way along the old road over Lots No. 10, 1, and 2.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,055.17

TAX ID: 052DA-029 **TAX SALE:** 25

TRUSTEE FILE:144

OWNER(S) & ADDRESS(ES):

Raymond M. McCarter and Carrie Mae McCarter

0 Saylors Ford Rd, Mascot, TN 37806

COMMON DESCRIPTION:

0 Saylors Ford Rd, Mascot, TN 37806

Lot 9A, Block 4, Mascot Subdivision, Map Cabinet D, Slide 157C

94.8 X 50 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Eight (8) of Knox County, Town of Mascot, State of Tennessee, and being known as Lot 9A, Block 4 of the Subdivision of Mascot, as shown on map of record in Map Cabinet D, Slide 157C (formerly Map Book 38-S, Page 19) in the Register's Office for Knox County, Tennessee.

BEING part of the same property conveyed to Raymond M. McCarter and wife, Carrie Mae McCarter by Warranty Deed from Castalia Incorporated dated August 31, 1965, recorded December 8, 1965, of record in Book 1309, Page 309, in the 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: Subject to all matters as shown on plat of record in Map Cabinet D, Slide 157C in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Deed Book 1255, Page 481 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,953.46

TAX ID: 053-056 **TAX SALE:** 25

TRUSTEE FILE:145

OWNER(S) & ADDRESS(ES):

Joe Kerr and Mary Kerr (apparently deceased)

Jospeh Kerr Jr., James Kerr and Jerry Kerr (apparent heirs at law)

1009 Andrew Johnson Hwy, Strawberry Plains, TN 37871

COMMON DESCRIPTION:

1009 Andrew Johnson Hwy, Strawberry Plains, TN 37871

40 X 443 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 15 Knox County, Tennessee, and described as follows:

BEGINNING at a Rock on the north side of Strawberry Plains Highway thence in a westerly direction 395 feet to a cedar; thence in a southern direction 96 feet to a rock; thence easterly 336 feet to a rock in a driveway; thence north east 107 feet to a rock at Strawberry Plains Highway; thence in northern direction 40 feet to the point of BEGINNING. Containing one acre more or less.

BEING the same property conveyed to Joe Kerr and wife, Mary Kerr by Warranty Deed from Charles Nicely dated March 15, 1946, recorded May 23, 1946, of record in Deed Book 707, Page 527 in the Register's Office for Knox

County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

University Anesthesiologists, PLLC recorded a Judgment against Jerry L. Kerr, Jr. (possible heir of owner of record), 1009 Andrew Johnson, Strawberry Plains, TN 37871, in the original amount of $4,625.00, plus penalties and fees, dated April 29, 2015, of record in Instrument No. 201509020014666 in the Register's Office for Knox County, Tennessee. **SERVE: Attorney for plaintiff: Stanely F. Roden, 10269 Kingston Pike, Knoxville, TN 37922, Registered Agent/Principal Address – Patrick O. McConville, MD, 1924 Alcoa Hwy, Ste U109, Knoxville TN 37920.**

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: Probable heirs of Joe and May Kerr:

Jerry Kerr – Case No. 23-31000-jal, Western District of Kentucky, property owned in Kentucky

James Kerr – Case No. 21-11707-skk, Northern District of Ohio, property owned in Ohio

OTHER MATTERS AFFECTING TITLE: Subject to Declaration of Easement in Instrument No. 200303140081683 in the Register's Office for Knox County, Tennessee. This document names Joseph Kerry, James Kerr and Jerry Kerr are the sole surviving heirs-at-law of Mary Kerr, and that Mary Kerr was the surviving tenant-by-the-entirety of Joe Kerr. It appears that Joe Kerr died on or about February 7, 1970 and Mary Kerr died on or about September 19, 2001, both according to www.findagrave.com.

Subject to Utility Easement to KUB of record in Instrument No. 200310300048900 in the Register's Office for Knox County, Tennessee.

Subject to Option to Purchase Mineral Rights in Deed Book 1018, Page 508 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,089.58

TAX ID: 057-04701 **TAX SALE:** 25

TRUSTEE FILE: 151

OWNER(S) & ADDRESS(ES):

Roger L. Branam
7215 Central Avenue Pike, Knoxville, TN 37912
Possible owner Charlie Witt – see other matters. No address found.

COMMON DESCRIPTION:

7215 Central Avenue Pike, Knoxville, TN 37912

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, being more particularly described as follows:

BEGINNING at an iron pin marking the point of intersection of the centerline of Central Avenue Pike with the centerline of West Beaver Creek Drive if the same are extended to intersect; thence along the centerline of Central Avenue Pike on a curve to the right, the radius of which is 522.54 feet, a chord call and distance of South 44 deg. 47 min. East, 229.50 feet to an iron pin; thence continuing along the centerline of Central Avenue Pike on a curve to the left, the radius of which is 505.99 feet, a chord call and distance of South 46 deg. 17 min. East, 247.07 feet to an iron pin; thence leaving the centerline of Central Avenue Pike, South 31 deg. 00 min. West, 50.00 feet to an iron pin; thence, North 68 deg. 39 min. West, 135.43 feet to an iron pin; thence North 88 deg. 33 min. West, 88.20 feet to an iron pin; thence, North 42 deg. 35 min. West, 47.60 feet to an iron pin; thence, North 82 deg. 00 min. West 68.96 feet to an iron pin; thence, North 57 deg. 09 min. West, 77.53 feet to an iron pin; thence, North 80 deg. 21 min. West, 106.76 feet to an iron pin; thence, North 67 deg. 48 min. West, 72.15 feet to an iron pin; thence, North 89 deg. 30 min. West, 93.70 feet to an iron pin; thence, North 38 deg. 52 min. West, 24.60 feet to an iron pin in the centerline of West beaver Creek Drive; thence along the centerline of West Beaver Creek Drive on a curve to the right, the radius of which 629.27 feet, a chord call and distance of North 58 deg. 57 min. East, 226.45 feet to an iron pin; thence continuing along the center line of West Beaver Creek Drive, North 69 deg. 19 min. East, 162.13 feet to an iron pin, the point of BEGINNING, according to survey of Stanley E. Hinds, Surveyor, dated February 12, 2003, Job No. 0302005.

LESS AND EXCEPT that portion of property conveyed to Knox County, a governmental entity of Knox County, Tennessee, by Warranty Deed from Roger L. Branam, dated December 14, 2004, recorded December 17, 2004, in Instrument No. 200412170049652 in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Roger L. Branam, single by Warranty Deed from Advanced Home Services, LLC, dated September 24, 2003, recorded September 25, 2003, of record in Instrument No. 200309250036672 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The Department of Treasury – Internal Revenue Service recorded a Notice of Federal Tax Lien against Roger L. Branam, PO Box 9117, Knoxville, TN 37940-0117; in the original principal amount of $32,200.22, dated July 29, 2014, recorded August 4, 2014, in Instrument No. 201408040007139 in the Register's Office for Knox County, Tennessee. **SERVE: Jeffrey Robards, Revenue Officer, Department of the Treasury, Internal Revenue Service, phone: 865-329-4544. (last date of refiling 7/30/2024)**

2. The Department of Treasury – Internal Revenue Service recorded a Notice of Federal Tax Lien against Roger L. Branam, PO Box 9117, Knoxville, TN 37940-0117; in the original principal amount of $43,901.15, dated August 5, 2014, recorded August 12, 2014, in Instrument No. 201408120009005 in the Register's Office for Knox County, Tennessee. **SERVE: Jeffrey Robards, Revenue Officer, Department of the Treasury, Internal Revenue Service, phone: 865-329-4544. (last date for refiling 8/5/2024)**

3. The Department of Treasury – Internal Revenue Service recorded a Notice of Federal Tax Lien against Roger L. Branam, PO Box 9117, Knoxville, TN 37940-0117; in the original principal amount of $507.25, dated August 12, 2014, recorded August 18, 2014, in Instrument No. 201408180010044 in the Register's Office for Knox County, Tennessee. **SERVE: Jeffrey Robards, Revenue Officer, Department of the Treasury, Internal Revenue Service, phone: 865-329-4544. (last date for refiling 8/13/2024)**

4. The Department of Treasury – Internal Revenue Service recorded a Notice of Federal Tax Lien against Roger L. Branam, PO Box 9117, Knoxville, TN 37940-0117; in the original principal amount of $13,560.96, dated October 9, 2015, recorded October 16, 2015, in Instrument No. 201510160024128 in the Register's Office for Knox County, Tennessee. **SERVE: Jeffrey Robards, Revenue Officer, Department of the Treasury, Internal Revenue Service, phone: 865-329-4544.**

5. The Department of Treasury – Internal Revenue Service recorded a Notice of Federal Tax Lien against Roger L. Branam, PO Box 9117, Knoxville, TN 37940-0117; in the original principal amount of $6,655.08, dated November 5, 2015, recorded November 16, 2015, in Instrument No. 201511160030565 in the Register's Office for Knox County, Tennessee. **SERVE: Jeffrey Robards, Revenue Officer, Department of the Treasury, Internal Revenue Service, phone: 865-329-4544.**

6. The Department of Treasury – Internal Revenue Service recorded a Notice of Federal Tax Lien against Roger L. Branam, PO Box 9117, Knoxville, TN 37940-0117; in the original principal amount of $16,366.87, dated June 14, 2016, recorded June 20, 2016, in Instrument No. 201606200074282 in the Register's Office for Knox County, Tennessee. **SERVE: Jeffrey Robards, Revenue Officer, Department of the Treasury, Internal Revenue Service, phone: 865-329-4544.**

7. The Department of Treasury – Internal Revenue Service recorded a Notice of Federal Tax Lien against Roger L. Branam, PO Box 9117, Knoxville, TN 37940-0117; in the original principal amount of $42,529.73, dated July 21, 2016, recorded July 29, 2016, in Instrument No. 201607290006549 in the Register's Office for Knox County, Tennessee. **SERVE: Jeffrey Robards, Revenue Officer, Department of the Treasury, Internal Revenue Service, phone: 865-329-4544.**

8. The Department of Treasury – Internal Revenue Service recorded a Notice of Federal Tax Lien against Roger L. Branam, PO Box 9117, Knoxville, TN 37940-0117; in the original principal amount of $32,998.79, dated July 26, 2016, recorded August 1, 2016, in Instrument No. 201608010007203 in the Register's Office for Knox County, Tennessee. **SERVE: Jeffrey Robards, Revenue Officer, Department of the Treasury, Internal Revenue Service, phone: 865-329-4544.**

9. The Department of Treasury – Internal Revenue Service recorded a Notice of Federal Tax Lien against Roger L. Branam, PO Box 9117, Knoxville, TN 37940-0117; in the original principal amount of $48,787.03, dated December 21, 2018, recorded March 18, 2019, in Instrument No. 201903180054349 in the Register's Office for Knox County, Tennessee. **SERVE: Jeffrey Robards, Revenue Officer, Department of the Treasury, Internal Revenue Service, phone: 865-329-4544.**

10. The University of Tennessee Medical Center recorded a Judgment against Roger L. Branam, 2463 Western Ave., Knoxville, TN 37921, in the original principal amount of $2228.05, plus penalties and fees, dated October 3, 2016, recorded October 10, 2018, in Instrument No. 201810100023398 in the Register's Office for Knox County, Tennessee. **SERVE: Laura Tragesser Weber, Revenue Recovery Corp. 7005 Middlebrook Pike, Ste. 2, Knoxville, TN 37950-1272.**

11. Security Credit Services, LLC recorded a Judgment against Roger Branam, 1013 Avenue A, Knoxville, TN 37920, in the original principal amount of $3,269.44, plus penalties and fees, dated October 26, 2015, recorded January 11, 2016, in Instrument No. 201601110040503 in the Register's Office for Knox County, Tennessee. **SERVE: Attorney for Plaintiff - Michael A. Jacob, II, Jacob Law Group PLLC, 2623 W. Oxford Loop, Oxford, MS 38655, phone: 866-287-5283. Security Credit Services, LLC, 306 Enterprise Dr., Oxford, MS 38655; Registered Agent – Corporation Service Company, 2908 Poston Ave. Nashville, TN 37203.**

12. Cach, LLC, recorded an Order for Default Judgment against Roger Branam in the amount of $23,555.28 plus costs, dated January 15, 2016, recorded February 5, 2016, in Instrument No. 201602050045690 in the Register's Office for Knox County, Tennessee. **SERVE: Candace Williamson (28933), Taylor Law, PLLC, P.O. Box 436709, Louisville, TN 40253-6709; Cach, LLC, 355 S. Main St. Ste 300-B, Greenville, SC 29601; Registered Agent - Corporation Service Company, 2908 Poston Ave. Nashville, TN 37203.**

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 utility easements of record in Instrument Nos. 200511210045519 and 200511210045521 in the Register's Office for Knox County, Tennessee.

Clerk and Master's Report of record in Instrument No. 201608220011916 in the Register's Office for Knox County, Tennessee, which states subject property was already sold for taxes in 2016 to Charlie Witt (see Line 38 of Exhibit A, Instrument No. 201608220011916). No conveyance to Witt was found.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,841.76

TAX ID: 057FC-004 **TAX SALE:** 25

TRUSTEE FILE: 154

OWNER(S) & ADDRESS(ES):

Heirs of Isabell Holstick (sisters)
Katie Belle Hunter, Lulu Holstick, and Emma Gunn
Addresses unknown (likely Alabama)

COMMON DESCRIPTION:

0 Dantedale Rd
Knoxville, TN 37918
27M X 260

LEGAL DESCRIPTION:

SITUATED in District 16 of Knox County Tennessee, in the L. P. Campbell's Addition to Dante, Tennessee, and being part of Lot Eight in said Addition as appears on the map of said Addition on file in the Register' Office of Knox County, Tennessee.

LESS AND EXCEPT that portion of Lot 8 of record in Warranty Book 691, Page 520 conveying a portion of the property from John L, Holstick and wife, Isabelle Holstick, by Warranty Deed, to Willie May Allman, John Ralph Allman, and Paline May Allman, dated November 18, 1944, recorded July 25, 1945, and being more particularly described as follows.

BEING a portion of the same property John L, Holstick and wife, Isabelle Holstick by Warranty Deed, from E. L. Moore and wife, Ellen Moore, dated April 23, 1935, recorded January 20, 1939, of record in Book 589, Page 89, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES): None of record.

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

John L. Holstick died prior to Isabell Holstick, leaving Isabell Holstick as surviving tenant by the entirety. Isabell Holstick died intestate on or about August 16, 1970 in Tuskogee, Alabama, leaving her sisters, Katie Belle Hunter, Lulu Holstick, and Emma Gunn as her surviving heirs at law (see Instrument No, 197406060008957, Register's Office for Knox County, Tennessee).

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None of record.

OTHER MATTERS AFFECTING TITLE

Subject to all matters on plat of record in Plat Book 4, Page 17 in the Register's Office for Knox County, Tennessee.

It appears that the property due north (Dantedale Rd., Pacel ID FC057FC005) of the subject property has been using the subject property for a number of years. There exist numerous encroachments on the subject property.

The property due south (6708 Dantedale Rd., Parcel ID 057FC003), was outconveyed from the subject property in Warranty Book 691, Page 520 in 1945. It appears that the subject property was never conveyed and is still in the Holstick's name (their heirs). A survey of the property is highly recommended.

In Instrument No. 197611030016525, the heirs of Isabell Holstick conveyed Lots 4, 5, 6, 7, and 8 of Block A of the R. J. Winger Dante Addition, Knox County Tennessee to Ernest Brown and wife, Betty Gail Brown. This appears to be a different property than the subject property (L. P. Campbell's Addition to Dante).,

The property assessor's records show the Holsticks' name incorrectly as "Halstich."

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 058GD-025 **TAX SALE:** 25

TRUSTEE FILE: 161

OWNER(S) & ADDRESS(ES):

Unknow heirs of Clifford Hodges
Unknown
0 Bernhurst Dr., Knoxville, TN 37918

COMMON DESCRIPTION:

0 Bernhurst Dr, Knoxville, TN 37918
Lot 31, Vineyard Addition, Cab A Slide 186C

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the second civil District of Knox County, Tennessee, and being all of Lot 31, in the Vineyard Addition to Fountain City, Tennessee, as shown on a map of said addition in Map Book 6, Page 15, (Cab A slide 186C) in the Register's Office for Knox County, Tennessee.

BEING part of the same property conveyed to Callie Kennon and wife, Florence Kennon by Deed from E.L. Ragsdale and wife, Victoria Ragsdale by December 15, 1922, recorded March 15, 1923, in Deed Book 321, Page 226 in the Register's Office for Knox County, Tennessee.

Callie Kennon died on or about 3/30/1949 and was survived by his wife, Florence Kennon. Florence Kennon died testate on or about 10/8/1959, apparently devising the subject property to her nephew, Clifford Hodges, by her will of record in Will Book 28 Page 243, Knox County Probate Office. Will is vague as to property description. Clifford Hodges is stated to live "in and around Knoxville." No estate found for Clifford Hodges in Knox County. Per Find A Grave, a Clifford Hodges died on or about 11/13/1987. No obituary was located.

Rosanna Kennon Jones, daughter of Florence Kennon, died testate on or about 3/2/1974 and devised Lot 31 to her son, Charles James Alexander Jones. It does not appear she had ownership in Lot 31 at the time of her death.

No further conveyance of the lot has been located.

INTERESTED PERSONS (ENCUMBRANCES): NONE

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

Callie Kennon died on or about 3/30/1949 and was survived by his wife, Florence Kennon. Florence Kennon died testate on or about 10/8/1959, apparently devising the subject property to her nephew, Clifford Hodges, by her will of record in Will Book 28 Page 243, Knox County Probate Office. Will is vague as to property description. Clifford Hodges is stated to live "in and around Knoxville." No estate found for Clifford Hodges in Knox County. Per Find A Grave, a Clifford Hodges died on or about 11/13/1987. No obituary was located.

Rosanna Kennon Jones, daughter of Florence Kennon, died testate on or about 3/2/1974 and devised Lot 31 to her son, Charles James Alexander Jones. It does not appear she had ownership in Lot 31 at the time of her death.

No further conveyance of the lot has been located.

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

OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Cabinet A slide 186C in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,962.06
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,870.71

TAX ID: 058GE-026 **TAX SALE:** 25

TRUSTEE FILE: 162

OWNER(S) & ADDRESS(ES):

Gaines Davis c/o Ralph W. Ramsey
2027 Bernhurst Dr., Knoxville, TN 37918

COMMON DESCRIPTION:

0 Bernhurst Dr, Knoxville, TN 37918
50 X 171

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Seven of Knox County, at Fountain City, Tennessee, fronting 50 feet on the north side of West Seventh Street (formerly Wineger Street), being the eastern fifty feet of Lot No. 5 in the subdivision of the property formerly owned by Edgar R. Ford, as surveyed by W.L. Smith, County Surveyor, May 12th, 1947, of record in the Register's Office for Knox County, Tennessee, and being more particularly described and bounded as follows:

BEGINNING at an iron pin in the north line of said West Seventh Street, being the southwest corner of property sold by ____ Karnes to Ross Hall: thence with the north line of West Seventh Street, South 57 deg. 57 min. West fifty feet to a point in the north line of said West Seventh Street: thence north 36 deg. 00 min. West 171.0 feet to a point in the north line of said Lot; thence North 57 deg. 57 min. East fifty feet parallel with the north line of West Seventh Street to an iron pin in the west line of the Ross Hall property; thence with the west line of the Ross Hall property south 36 deg. 00 min. East 171.0 feet to the point of BEGINNING, being part of the property conveyed by Edgar R. Ford and wife, Susie Ford, to E.P. Sharp and wife, Anna A. Sharp by Deed dated August 7, 1947, of record in Book of Deed 7.3, Page 131 in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Gaines Davis by Warranty Deed from E.P. Sharp and wife, Anna A. Sharp, dated October 1, 1948, recorded April 6, 1949, in Deed Book 806, Page 251 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: None

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,031.57
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,959.74

TAX ID: 058KH-015 **TAX SALE:** 25

TRUSTEE FILE: 165

OWNER(S) & ADDRESS(ES):

Heirs of Judy E. Linklater
2402 Cedar Ln, Knoxville, TN 37918

COMMON DESCRIPTION:

2402 Cedar Ln, Knoxville, TN 37918
Lot 6, Block C, Fountain City Heights f/k/a Dooley-Gillespie Co.'s Addition to Fountain City
Plat Cabinet A, Slides 232A & 232B, previous plat in Map Cabinet A, Slide 224A
75 X 139 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATE in District No. 7 of Knox County, Tennessee, at Fountain City and being all of Lot 6 in Block "C" of the Dolley-Gilespie Company's Addition to Fountain City, as shown by map of said Addition, which is of record in the Register's Office for Knox County, Tennessee, in Map Book 7, Page 43; said Addition being later known as Fountain City Heights Addition, the map of which is of record in said Register's Office in Map Book 7, Pages 75 and 76. Said Lot 6 lays on the south side of Cedar Lane, fronts 75 feet thereon and extends back in a southerly direction to the center line of a branch and the real line of Lots 21 and 22, Block "C" of said Addition and has a depth of 130.5 feet on the east line and a depth of 139 feet on its west line.

BEING the same property conveyed to Judy E Linklater, married, by Warranty Deed from Willie Kate Linklater (formerly Willie Kate Kidd) and husband, James Linklater, dated June 25, 2007, recorded August 7,2007, in Instrument No. 200708070012062 in the Register's Office for Knox County, Tennessee.

Per information found online, Judy E. Linklater died on or about March 18, 2018. No estate found probated in Knox County. According to her obituary, survivors include her sons, Thomas Walker, II, Billy Ray Lawson, Jr., James Linklater. An intestate estate for a Thomas Lewis Walker, who died on or about February 3, 2021, Knox County Chancery Court – Probate Division Docket No. P-21-84524-1. It is unknown if this Thomas Lewis Walker is one and the same person as the said Thomas Walker II. The estate was closed May 20, 2022 and the sole heir-at-law was stated to by Tyangela Sanders (daughter).

No estates found probated in Knox County for Billy Ray Lawson, Jr. or James Linklater, III.

INTERESTED PERSONS (ENCUMBRANCES):

A Deed of Trust executed by Judy E. Linklater, married, to William L. Walters, Trustee for Willie Kate Linklater and husband, James Linklater, dated 08/03/2007, recorded 08/07/2007, in the original principal amount of $25,650.00, of record in Instrument No. 200708070012063, in the

Register's Office for Knox County, Tennessee. (Appears to have matured on 07/01/2013)

Judgments against possible heirs of Judy E. Linklater:

1. A Judgment was recorded by Harpeth Financial Services LLC DBA Advance Financial, against possible heir, Thomas Elbert Walker, 5121 Cumberland Wood Drive, Knoxville, TN 37921, in the amount of $7,770.33, plus penalties and fees, dated December 4, 2017, recorded in Instrument No. 201807110002226 in the Register's Office for Knox County, Tennessee. **SERVE: Harpeth Financial Servies LLC, c/o Sarah Keith, 100 Oceanside Dr. Nashville, TN 37204; Attorney John R. Cheadle, Jr., 2404 Crestmoor Road, Nashville, TN, 37215; Registered Agents Inc., 116 Agnes Rd. Ste 200, Knoxville, TN 37919.**

2. A Judgment was recorded by Stone River, Inc. Assignee of Why Not/Kmart, against possible heir, Thomas Walker, 4015 Gallaher View Rd. Apt. 362, Knoxville, TN 37919, in the amount of $1,059.44, plus penalties and fees, dated April 9, 2018, recorded in Instrument No. 201906240076070 in the Register's Office for Knox County, Tennessee. **SERVE: Attorney, The Law Office of Timothy Thompson, Acct. #S1272, 6941 Office Park Circle, #125, Knoxville, TN 37909. Corporation is inactive, last address with Secretary of State of TN is 234 Morrell Rd. Ste 316, Knoxville, TN 37919.**

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: An intestate estate for a Thomas Lewis Walker, who died on or about February 3, 2021, Knox County Chancery Court – Probate Division Docket No. P-21-84524-1. It is unknown if this Thomas Lewis Walker is one and the same person as the said Thomas Walker II. The estate was closed May 20, 2022 and the sole heir-at-law was stated to by Tyangela Sanders (daughter).

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: The name Thomas Walker pulls 8 open cases.

OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Plat Cabinet A, Slides 232A & 232B, previous plat in Map Cabinet A, Slide 224A in the Register's Office for Knox County, Tennessee.

Subject to Boundary Line Agreement of record in Deed Book 2061, Page 30 in the Register's Office for Knox County, Tennessee.

Subject to Utility Easement – KUB of record in Instrument No. 200207220006302 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $0.00

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,296.44

TAX ID: 058MD-029 **TAX SALE:** 25

TRUSTEE FILE: 168

OWNER(S) & ADDRESS(ES):

Betty McMahan (deceased)
Rickie McMahan, sole heir
4719 Carver Ln, Knoxville, TN 37918
Hugh Ramsey (deceased)
John Ramsey (deceased)
Cornelius Ramsey (unknown)
4701 Carver Rd, Knoxville, TN 37918

COMMON DESCRIPTION:

0 Carver Rd, Knoxville, TN 37918
Lot 9, Charles B. McNeil Property, Map Cabinet B, Slide 172B
60 X 125

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the 7th Civil District of Knox County, Tennessee, and within the 34th Ward of the City of Knoxville, Tennessee, and being all of Lot No. Nine (9) in the Subdivision of the Charles B. McNeil Property as shown by map of record in Map Cabinet B, Slide 172B (formerly Map Book 16, Page 59), in the Register's Office for Knox County, Tennessee, and particularly described as follows:

BEGINNING at an iron pin in the Southwest line of Carver (formerly Hill) Street, distant Southeasterly 493.31 feet from the Southeast line of Healy (formerly Forest) Avenue, being the common corner to Lot Nos. 8 and 9 in said Subdivision; thence South 51 deg. 15 min. West 125 feet to an iron pin, the common corner between Lot Nos. 8 and 9 in said Subdivision; thence South 38 deg. 45 min. East along the Southern Boundary line of said Lot No. 9, a distance of 60 feet to the common corner of Lot Nos. 9 and 11 in said subdivision, also being in the Northwestern line of Lot No. 10 in said Subdivision; thence North 51 deg. 15 min. East along the Southeastern boundary line of said Lot No. 9 and along the Northwestern boundary line of said Lot No. 10, a distance of 125 feet to an iron pin in the Southwestern line of Carver (formerly Hill) Street, said point also being the common corner to Lot Nos. 9 and 10 in said Subdivision; thence North 38 deg. 45 min. West along the Southwestern line of Carver (formerly Hill) Street a distance of 60 feet to the point of BEGINNING.

BEING the same property conveyed to Hugh Ramsey, John Ramsey, Betty McMahan and Cornelius Ramsey by Warranty Deed from George William Ramsey and wife, Laura V. Ramsey, dated October 20, 1986, recorded September 9, 1987, in Deed Book 1926, Page 659, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Discover Bank recorded a Judgment against possible heir, Patrick Ramsey, 106447 Washington Pike, Lutrell, TN 37779, in the original amount of $15,091.38, dated December 12, 2022, recorded January 23, 2023, in Instrument No. 202301230041254 in the Register's Office for Knox County, Tennessee. **SERVE: Attorney -Zwicker & Associates, 5409 Maryland Way, Suite 333, Brentwood, TN 37027, Michelle S. Moghadom, attorney. No registered agent in Tennessee. Discover Financial Services, Attn: Legal Subpoena Processing, 2500 Lake Cook Road, Riverwoods, IL 60015.**

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Two potential estates were found to have been probated in Knox County for John Ramsey.

John Raymond Ramsey died testate on or about October 5, 1999. His estate was probated as Knox County Chancery Court – Probate Division Docket No, P-00-57286-3 (closed 12/13/2001). The Last Will & Testament of John Raymond Ramsey (Will Book 126, Page 2001) devised his residuary estate to his wife, Patricia P. Ramsey, who appears to have died on or about February 20, 2014. Her online obituary states she was surviving by daughters Deborah Walkiewicz and Diane Ramsey-Paige. No estates for either were found probated in Knox County.

John W. Ramsey died intestate on or about May 29, 2017. His estate was probated as "Small Estate," Knox County Chancery Court – Probate Division No. P-18-79808-1 (closed 9/12/2019). The stated heirs-at-law for John M. Ramsey were sons John M. Ramsey and Patrick M. Ramsey. No estates for either were found probated in Knox County.

Betty McMahan is believed to be one and the same person as Betty Bell McMahan, died intestate on or about January 26, 2016. Her estate was probably as Knox County Chancery Court – Probate Division Docket No. P-13-73607-1 (close 2/3/2017). The stated sole heir-at-law was Rickie E. McMahan. No estate for Rickie or Richard E. McMahan were found probably in Knox County.

Other deeds found in the Register's Office state that Hugh Ramsey died on or about December 10, 1985, survived by his wife Cornelia Ramsey, and that Cornelia Ramsey died on or about July 29, 1990. No estate was found probated in Knox County for either. The sole heirs listed were Betty McMahan, Hugh A. Ramsey, Jr., and John Ramsey. Subject to rights of unknown heirs of Cornelia Ramsey,

No estate or obituary found for Cornelius Ramsey

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: John Ramsey – no TN property shown 4:2023bk40058

Patrick Ramsey – no TN property shown 1:2024bk10730

OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Map Cabinet B, Slide 172B in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,808.93

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,911.63

TAX ID: 060-06701 **TAX SALE:** 25

TRUSTEE FILE: 175

OWNER(S) & ADDRESS(ES):

Doyle Shelton
6328 Millertown Pike, Knoxville, TN 37924
4410 Doris Circle, Knoxville, TN 37924

COMMON DESCRIPTION:

6328 Millertown Pike, Knoxville, TN 37924
Map Cabinet J, Slide 269B
101.97 X 300.03 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Eighth Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and BEGINNING at and on an iron pin in the southern right of way line of Millertown Pike, the said iron pin being situated approximately 227.8 feet from the intersection of Millertown Pike with Harris Road; thence from the BEGINNING point and running with the property of Grigsby Trust, South 21 deg. 07 min. 12 sec. East 238.59 feet to an iron pin in the northern right of way line of Harris Road; thence with the said right of way line, South 52 deg. 13 min. 23 sec. West 127.60 feet to an iron pin corner to Linkous property; thence with properties of Linkous and Housewright, North 16 deg. 45 min. 22 sec. West 297.81 feet to an iron pin in the southern right of way line of Millertown Pike; thence with the said right of way line North 81 deg. 13 min. 08 sec. East 101.94 feet to the point of BEGINNING, containing 0.680 acres, more or less, according to survey of Ned D. Ferguson, TLS #1643, 205 Lamar Ave., Clinton, TN 37716, dated May 4, 2009, bearing drawing number 1A509, and of record in Plat Cabinet J, Slide 269B.

BEING the same property conveyed to Doyle Shelton, a single man, by Warranty Deed from Gary S. Creswell and wife, Patricia W. Creswell, dated May 7, 2009, recorded May 7, 2009, in Instrument No. 200905070071860 in the 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

OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Map Cabinet J, Slide 269B in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,537.13

TAX ID: 060EB-016 **TAX SALE:** 25

TRUSTEE FILE: 176

OWNER(S) & ADDRESS(ES):

Floyd Troutman and Georgia P. Troutman (both deceased)
7012 Terry Rd, Knoxville, TN 37924

COMMON DESCRIPTION:

7012 Terry Rd, Knoxville, TN 37924
Lot 72, J.W. Ferrell, Map Cabinet B, Slide 36B
100 X 396

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Eight (formerly Thirteenth) of Knox County, Tennessee, being Lots 72 and 73 in the subdivision of the property of J.W. Ferrell in Knox County, near Knoxville, Tennessee, as shown on map of Knox County in Map Cabinet B, Slide 36B (formerly Map Book 13, Page 104), said lots fronting 50 feet each on the north side of Charlotte Avenue and extending back between parallel lines 396 feet to the south line of Perry Avenue; being bounded on the east by Lot 74 and on the west by Lot 71.

BEING the same property conveyed to Floyd Troutman and wife Georgia P. Troutman by Warranty Deed from Charles C. Troutman and wife, Mildred N. Troutman, dated May 29, 1950, recorded June 5, 1950, in Deed Book 833, Page 521 in the Register's Office for Knox County, Tennessee.

Per obituary found online, it appears Floyd M. Troutman died on or about December 10, 1978. Georgia Troutman died on or about November 29, 1992.

INTERESTED PERSONS (ENCUMBRANCES): None found.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Georgia Troutman, Docket #38852, but according to Executors Deed found of record in Book 1853 Page 463, the decedent shown in this file had a middle initial of R. and per information found online, she was married to Dewey Troutman, not Floyd. Her date of death is shown as November 13, 1984.

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 Map Cabinet B, Slide 36B in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,244.12

TAX ID: 060ED-009 **TAX SALE:** 25

TRUSTEE FILE: 179

OWNER(S) & ADDRESS(ES):

Dora Moore
4204 Eiffel Lane, Knoxville, TN 37938
Lucretta Cole
7117 Old Rutledge Pike, Knoxville, TN 37924
Lori Pollard
417 Wolfe Road, Luttrell, TN 37779

COMMON DESCRIPTION:

7117 Old Rutledge Pike, Knoxville, TN 37924
Lots 29 and 30, J.W. Ferrell Subdivision, Map Cabinet B, Slide 36B
100 X 371

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Eighth Civil District of Knox County, Tennessee, and being more particularly described as follows:

BEING known and designated as Lots 29 and 30, J. W. Ferrell Subdivision, as shown on the map of the same of record in Map Cabinet B, Slide 36B (formerly Map Book 13, Page 104), in the Register's Office for Knox County, Tennessee; and being more fully described according to the survey of Precision Land Surveying, Ned D. Ferguson, R.L.S., TN. Lic. No. 1643, 4819 Clinton Highway, Suite 279, Knoxville, TN 37912, dated March 3, 1997, as follows:

BEGINNING at iron rod existing in the northern right of way of Old Rutledge Pike, said iron rod existing being located 2069 feet, more or less, northeast of the point of intersection of the northern right of way of Old Rutledge Pike and the centerline of Bowman Road; thence from said beginning point and along the dividing line of Lot 29 and part of Lot 28, (Shockley, Deed Book 1563, Page 605) and part of Lot 28 (Greene, Deed Book 2182, Page 774), North 32 deg. 44 min. 00 sec. West 369.81 feet to an iron rod set in the southeastern right of way of Wilson Drive; thence along the southeastern right of way of Wilson Drive, North 56 deg. 14 min. 55 sec. East 99.95 feet to an iron rod existing; thence along the dividing line of Lot 30 and part of Lot 31 (Gray, Deed Book 2221, Page 747) and part of Lot 31 (Everett, Deed Book 1101, Page 535), South 32 deg. 44 min. 00 sec. East 369.81 feet to an iron pipe existing in the northern right of way of Old Rutledge Pike; thence along the northern right of way of Old Rutledge Pike, South 56 deg. 14 min. 55 sec. West 99.95 feet to an iron rod existing, said iron rod being the point of BEGINNING. Said premises are improved with dwelling designated 7117 Old Rutledge Pike.

BEING the same property conveyed to Roy L. Cole by Special Warranty Deed from Mortgage Lenders Network USA, Inc. dated June 4, 2003, recorded June 12, 2003, of record in Instrument No. 200306120115364 in the Register's Office for Knox County, Tennessee. Roy L. Cole died on or about May 23, 2017, leaving Dora Moore, Lucretta Cole and Lori Pollard as his heirs at law, per Probate file 79061-1, Knox County Probate office.

INTERESTED PERSONS (ENCUMBRANCES):

None found.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Roy L. Cole died intestate on or about May 23, 2017. His estate was probated as Docket No. 79061-1 in the Knox County Chancery Court, Probate Division. The estate was closed March 13, 2020.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: Dora Moore – 3:2023bk80275 – no TN real estate listed.

OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Map Cabinet B, Slide 36B in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Deed Book 622, Page 529 in the Register's Office for Knox County, Tennessee.

Subject to reservation of one-half interest in minerals reserved by Ella Lea, of record in Deed Book 387, Page 195 in the Register's Office for Knox County, Tennessee.

No Affidavit of Heirship found of record confirming heirs of Roy L. Cole.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,682.65

TAX ID: 061NB-002 **TAX SALE:** 25

TRUSTEE FILE: 186

OWNER(S) & ADDRESS(ES):

C & S Enterprises2, LLC.
7215 Asheville Highway, Knoxville, TN 37924

COMMON DESCRIPTION:

7215 Asheville Hwy, Knoxville, TN 37924

LEGAL DESCRIPTION:

Situate in the Fourth (4th) Civil District of Knox County, Tennessee and being a certain tract of land lying on the northern side of US. Highway N. 70 and 25 W and being designated as tract No. 3 as shown by survey dated April 20th, 1946, by J.H, Clark, Engn, Knoxville, Tennessee bearing drawing No. C-1008-8 and being shown on CLT map 061NB/002, and being more fully described as follows:

Beginning at an Iron pin on the northern line of US Highway No. 70 and 25W, a distance of north 83 deg. East. 447 feet from a right of way marker, which marker also designated the common corner of a certain lane and property purchased by Mark P. Bailey and wife, Eula Bailey by Warranty Deed recorded in Deed Book 639, Page 546, in the Register's Office for Knox County, Tennessee; thence from said beginning point, north 83 deg East, 200 feet to an iron pin

in the northern line of U.S. Highway 70 and 25 W, which point marked the southeastern corner of property herein conveyed; thence north 37 deg 30 min. west, 460.6 feet to an iron pin; thence south 74 deg. 58 min. west, 187.2 feet to an iron pin marking a common corner of the property of C.E. Key and the property herein conveyed; thence south 37 deg. 30 min. East, 430.3 feet to an iron pin, the point of beginning, as shown by survey above referred to.

DERIVATION:

Being the same property conveyed to C & S Enterprises2, LLC, from J & N #2, LLC, by Warranty deed dated February 18th, 2021, and recorded on February 22nd, 2021, in instrument No. 202102220067995, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust executed by C & S Enterprises2, LLC, to BB&T Collateral Service Corporation, Trustee in favor of Truist Bank dated March 25, 2022 and record on March 30, 2022 in Instrument No. 202203300074636, in Register's Office for Knox County, securing the principal sum of $91,450.00. Serve BB&T Collateral Service Corporation, P.O. Box 1290, Whiteville, NC 28472

Deed of Trust executed by C & S Enterprises2, LLC, a Tennessee limited liability company to Truist Bank Trustee in favor of Truist Bank dated February 18, 2021 and record on February 22, 2021 in Instrument No. 202102220067996, in Register's Office for Knox County, securing the principal sum of $465,000.00. Serve Truist Bank, 131 W. Webster St., Whiteville, NC 28472.

Assignment of rents, executed by C & S Enterprises2, LLC, a Tennessee limited liability company to Truist Bank recorded February 22, 2021 as Document No. 202102220067997.

Assignment of rents, executed by C & S Enterprises2, LLC, to Truist Bank recorded March 20, 2022 as Document No. 202203300074637.

Articles of Organization limited liability company recorded November 10, 2020 as Instrument No. 202011100039131.

Articles of Organization of C&S Enterprises of Knoxville, LLC recorded June 07, 2006 as Instrument No. 200606130106085.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: None found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE: No obituary could be found on active entity members for C & S Enterprises2, LLC, being Stephen and Carol Rich, in the state of Tennessee as of 01/16/2025.

C & S Enterprises2, LLC, is also in good standing with the secretary of state of Tennessee as of 01/16/2025

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $22,659.91

TAX ID: 063-159 **TAX SALE:** 25

TRUSTEE FILE: 191 **OWNER(S) & ADDRESS(ES):**

Jackson Luttrell
9645 Smoky Row Rd, Strawberry Plains, TN 37871

COMMON DESCRIPTION:

9645 Smoky Row Rd, Strawberry Plains, TN 37871
125M X 170M

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Eight (formerly Fifteen) of Knox County, Tennessee, and more particularly described as follows:

BEGINNING on James Poore corner at north side of Smoky Row Road; thence in easterly direction with Smoky Row Road, 288 feet to iron pin; thence in northerly direction with Wilhoite line, 44 poles in iron pin; thence in westerly direction with Wilhoite's line, 288 feet to iron pin in Wilhoite line at James Poore Corner; thence with James Poore line, 44 poles to iron pin at Smoky Row Road, being the point of BEGINNING, consisting of three acres more or less.

LESS AND EXCEPT the property conveyed in Warranty Deed of record in Deed Book 1436, Page 924; Deed Book 1417, Page 235; and Deed Book 1071, Page 479 in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Jackson Luttrell and wife, Lucy Luttrell by Warranty Deed from Henry Fortenberry and wife, Betty Fortenberry, dated February 20, 1950, recorded February 22, 1950, in Deed Book 824, Page 151 in the Register's Office for Knox County, Tennessee. Lucy Luttrell's interest in the subject property was conveyed to Jackson Bayless Luttrell in the final divorce decree entered in Domestic Relations Cause No. C-4076, as stated in Deed Book 1417, Page 235 in said Register's Office.

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: Per FindAGrave, Jack Luttrell, possibly one and the same as the owner of record, Jack Luttrell, died on or about May 19, 1976. He survived by Jackson R. "JR" Luttrell who died on or about September 21, 2010. Jackson R. "JR" Luttrell was

predeceased by wife, Mildren Jackson who died on or about December 23, 1995. No additional heirs found.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,092.22

TAX ID: 067-072 **TAX SALE:** 25
TRUSTEE FILE: 193
OWNER(S) & ADDRESS(ES):
Jack Miller
Robert John Miller (Life Estate)
7226 Ammons Ln, Powell, TN 37849
COMMON DESCRIPTION:
7226 Ammons Ln, Powell, TN 37849
Tract No. Three, Violet Julia Ammans
LEGAL DESCRIPTION & DERIVATION:
SITUATED in District No. Six (6) (formerly 16th) of Knox County, Tennessee, and being all of Tract No. Three of the subdivision of the property of Violet Julia Amanns as the same appears of record in the map of said Subdivision in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the northern line of a private road, which said point of beginning is located in an easterly direction, approximately 204.5 feet from the line of Amann Road, said point of beginning being also in the line of Tract 2 of the Subdivision of the property of Violet Julia Amanns; thence, from this beginning point, North 32 deg. West 57 feet to a point; thence, along the dividing line between Lots 2 and 3, North 45 deg. East 295 feet to a point in the line of May; thence along the May line South 42 deg. East 194 feet to a point; thence along the Nighbert line South 18 deg. 45 min. West 290 feet to a point; thence along the Long Line North 42 deg. 45 min. West 238 feet to a point; thence South 45 deg. West 38.5 feet to a point located in the eastern line of said private road; thence North 42 deg. West 30 feet to the point of BEGINNING.

BEING the same property conveyed to Jack Miller by Quit Claim Deed from Roy D. Miller, dated October 9, 1997, recorded October 17, 1997, in Deed Book 2265, Page 1129 in the Register's Office for Knox County, Tennessee. A life estate is retained by Robert John Miller for his lifetime with the remainder to Jack Miller.
INTERESTED PERSONS (ENCUMBRANCES): Hallsdale-Powell Utility District recorded a Notice of Lien for Utility Charges Due against Jack Miller, 7226 Ammons Ln., Powell, TN 37849, in the original amount of $396.96, plus any penalties and fees, dated December 15, 2022, recorded December 15, 2022, in Instrument No. 202212150035072 in the Register's Office for Knox County, Tennessee. Serve: Hallsdale Powell Utility District, 3745 Cunningham Road, Knoxville, TN 37928-0199.
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: Jack Arther Miller Jr. Western District of Texas, 24-50580-cag; no Tn Real property listed.
OTHER MATTERS AFFECTING TITLE: Property appears to be landlocked.

No recorded plat found.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,295.14

TAX ID: 067-096 **TAX SALE:** 25
TRUSTEE FILE: 194
OWNER(S) & ADDRESS(ES):
Deutsche Bank National Trust Company in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 206-NC5m Mortgage Pass-Through Certificates, Series 2006-NC5
3815 South West Temple, Salt Lake City, Utah 84115
COMMON DESCRIPTION:
0 Larkspur Ln
Powell, TN 37849
LEGAL DESCRIPTION:
Situated in the 6th civil District of Knox County, Tennessee, lot 3 of the Roy J. Norman Life Estate and being a parcel which is more particularly bounded and described as follows:

Beginning on an iron pin at the Northwestern terminus of Larkspur Lane, thence with the Western right-of-way line of Larkspur Lane South 17 deg. 28 min. 29 sec. East, 14.98 feet to an iron pin common corner to William Phipps as set forth in deed book 1279 page 133, thence with the line of Phipps the following three calls and distances: North 64 deg. 41 min. 11 sec. West, 268.78 feet to an iron pin, thence North 04 deg. 24 min. 11 sec. West, 175.81 feet to an iron pin, thence North 75 deg. 33 min. 16 sec. East, 308.51 feet to an iron pin common corner to James Clayton Community #509 as set forth in deed book 1903 page 857, thence with the line of Clayton South 17 deg. 58 min. 11 sec. East, 40.79 feet to an iron pin, common corner to Jack Fine as set forth in deed book 1462 page 868, thence with the line of Fine the following four calls and distances: South 75 deg. 33 min. 16 sec. West, 208.73 feet to an iron pin, thence South 19 deg. 49 min. 57 sec. East, 69.30 feet to an iron pin, thence South 26 deg. 35 min. 00 sec. East, 41.59 feet to an iron pin, thence South 32 deg. 13 min. 46 sec. East, 188.71 feet to an iron pin marking the place of beginning and containing 1.00 acres.

Together with the right to use the 25 feet Joint Permanent Access Easement as shown on the survey of Richard S. Lynch, TRLS # 1443, dated October 3, 2002, and bearing project #3006-1. The address of the surveyor is Lynch Surveys, LLC, 1714 Lonas Road, Knoxville, Tennessee 37909.

Less and Except the property in Instrument Nos. 200611170042362, 200206190104499, 200206190104498, all the Register's Office for Knox County, Tennessee.
DERIVATION:
BEING the same property conveyed to Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 206-NC5m Mortgage Pass-Through Certificates, Series 2006-NC5, dated October 29, 2014, of record in Instrument No. 201410290023902, Register's Office for Knox County, Tennessee.
BEING the same property conveyed to Heather R. Williams and husband, Junior Allen Williams, by Quit Claim Deed, from Heather R. Williams, dated July 13, 2006, recorded July 20, 2006, of record in Instrument No. 200607200005812, Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):
New Century Mortgage was granted a Deed of Trust by Heather R. Williams and husband, Junior Allen Williams, in the amount of $60,000.00, recorded 07/20/2006 as Instrument No. 200607200005813, in the Register's Office for Knox County, Tennessee. Serve New Century Mortgage, 18400 Von Karman, Suite 1000, Irvine, CA 92612. This deed was foreclosed on but was never released.
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
KGIS incorrectly listed the proper owner of the above-referenced property and Halls-Dale Powell Utility District of Knox County, Tennessee incorrectly filed suit against Heather R. Williams instead of the above-referenced owner in Case No. I-372-17 in the Circuit Court for Knox County, Tennessee. Williams was given $1,300.00 for the taking of the property for an easement.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,626.04

TAX ID: 069GG-014 **TAX SALE:** 25
TRUSTEE FILE: 213
OWNER(S) & ADDRESS(ES):
Unknown heirs of Bernice R. Lobertini
1301 Bluebird Rd., Knoxville, TN 37918
Unknown heirs of Bernice R. Lobertini
PO Box 5891, Knoxville, TN 37928
COMMON DESCRIPTION:
1301 BLUEBIRD DR, Knoxville, TN 37918
115.7M X 131.5M X IRR
LEGAL DESCRIPTION:
SITUATE in the 7th Civil District of Knox County, Tennessee, being Lot 9, Block 2, West Adair Heights Section 2, as shown on the map of the same of record in Map Book 18, page 157, 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 the Blue Bird Drive, distant 115. 8 feet, North 69 deg. 3 mins. East, from the point of intersection of the north line of Blue Bird: Drive, projected, to the east line of Warbler Road, projected; said beginning point being common corner between Lots 8 and 9; thence with the dividing line between Lots 8 and 9, North 19 deg. 55 mins. West, 138. 25 feet to an iron pin;, thence with the dividing line between Lots 9 and 10, South 68 deg. 32 mins. West, 110.7 feet to an iron pin in the east line of Warbler Road; thence with said east line, South 17 deg. 49 mins. East, 111. 2 feet to the point of curve of the intersection of Warbler Road and Blue Bird Drive; thence with the curve of the intersection of Warbler Road and Blue Bird Drive, the radius of which is 25 feet in an easterly direction, 40. 63 feet to the north line of Blue Bird Drive; thence with said north line, North 69 deg. 3 mins. East, 89. 20 feet to the place of BEGINNING, according to the survey of W. E. Lack, Engineer, Knoxville, Tennessee, dated October 4, 1954.
DERIVATION:
BEING the same property conveyed to Bernice R. Lobertini, by Quit Claim Deed, from Joseph E. Lobertini, Jr., dated Febuary 19, 1964, recorded May 4, 1964, of record in Instrument No. 196405040000024 (WB 1252, Page 360), Register's Office for Knox County, Tennessee. See Bernice ReMine Lobertini v. Joseph Earl Lobertini, Jr., Knox County Circuit Court, Docket No. 23170.
INTERESTED PERSONS (ENCUMBRANCES): NONE
NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:
Bernice R. Lobertini (deceased 11-25-1999). No probate opened.
NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None
OTHER MATTERS AFFECTING TITLE
Subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $6,747.31
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $8,697.65

TAX ID: 069HE-00405J **TAX SALE:** 25
TRUSTEE FILE: 214
OWNER(S) & ADDRESS(ES):
Michale W. Parrott
4728 Royal Prince Way, Knoxville, TN 37912
Doris Seymore (not on title but paid taxes on property)
4728 Royal Prince Way, Knoxville, TN 37912
COMMON DESCRIPTION:
4728 ROYAL PRINCE WAY
Knoxville, TN 37912
LEGAL DESCRIPTION:
SITUATED in District No. Seven (7) of Knox County, Tennessee, within the 38th Ward of the City of Knoxville, Tennessee, and being known and designated as Unit 33, ROYAL COURT CONDOMINIUMS, as shown on Exhibit "A" of Master Deed of record as Instrument No. 200005030029839, and Amendment to Master Deed bearing Instrument No. 200104270073368, Register's Office, Knox County, Tennessee, to which specific reference is hereby made for a more particular description; together with a proportionate share of such general common elements and limited common elements as are appurtenant thereto.
DERIVATION:
BEING the same property conveyed to Michale W. Parrott, by Warranty Deed, from E. Doyle Johnson Construction Co. dated September 30, 2002, recorded October 3, 2002, of record in Instrument No. 200210030029043, Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):
Royal Court Homeowners' Association, Inc. filed a Notice of Lien against Michale W. Parrott in the amount of $1,534.50 which further monthly assessments shall accrue and become a part of said lien. Serve Royal Court Homeowners' Association, Inc. c/o HOA Management, 120 Suburban Drive, Suite 103, Knoxville, TN 37923.
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 Master Deed of Record and any amendments thereto, of record in Instrument No. 200005030029839, Register's Office for Knox County, Tennessee.

Subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,285.26
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,915.26

TAX ID: 069KD-017 **TAX SALE:** 25
TRUSTEE FILE: 219
OWNER(S) & ADDRESS(ES):
Residuary beneficiaries of the estate of Vera B. Rogers:
Etta Farmer
Last known address:
PO Box 187, Wauchula, FL 33873
Heirs of Bruce A. Booher (deceased)
1935 Fine Ave., Knoxville, TN 37917
Possible heir: Lori Boohler Smith (per Master's Report) - address unknown
Roy B. Booher
Address unknown
Ruth B. Dunn (possibly deceased, see Knox County Probates P-15-762111 and P-96-527102)
8119 Washington Pike, Corryton, TN 37721
(daughter) Diane Chesney: address unknown
COMMON DESCRIPTION:
0 FARRAGUT AVE
Knoxville, TN 37917
75 X 136
LEGAL DESCRIPTION:
SITUATED, LYING and BEING in the SEVENTH Civil District of Knox County, Tennessee and within the 18th Ward of the City of Knoxville, Tennessee and being known as the Southeastern one-half of Lot 9 and all of Lot 10 in Block 29; in the PIEDMONT PLACE ADDITION and shown by revised Map of said Addition of record in Map Book 7, Page 116 in the Register's Office of Knox County, Tennessee, said lots being more particularly bounded and described as shown of Map of said Addition of record aforesaid to which Map specific reference is made for more particular description.
DERIVATION:
BEING a portion of the same property conveyed to H. E. Rogers and wife, Vera B. Rogers, by Warranty Deed, from Harold Hayes, Trustee, dated June 15, 1966, recorded June 29, 1967, of record in Book 1355, Page 983, 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:
H. E. Rogers died testate on or about March 12, 1977, leaving Vera B. Rogers as the surviving tenant by the entirety. See Knox County Probate Docket No. 30405. Vera B. Rogers died testate on or about November 1, 1989. See Knox County Probate Docket No. 44950-2. The rest and residue of her estate was devised to her brothers and sisters: Etta Farmer, Bruce A. Booher, Roy B. Booher and Ruth B. Dunn. The named executors of her estate failed to convey the subject property before the estate was closed. Vera's estate was reopened in 1995 to account for undisbursed estate assets by Lori Booher Smith (daughter of Bruce A. Booher (deceased)).
NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None.
OTHER MATTERS AFFECTING TITLE
Subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,852.50
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,718.32

TAX ID: 069MJ-014 **TAX SALE:** 25
TRUSTEE FILE: 221
OWNER(S) & ADDRESS(ES):
Rick Duane Carty, Jr.
3109 Acker St., Knoxville, TN 37914
COMMON DESCRIPTION:
3109 ACKER ST
Knoxville, TN 37917
125M X 179 X 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 described in two (2) tracts as follows:

TRACT ONE: BEGINNING at an iron pin in the West line of Acker Street, corner to Dr. H.T. McClain; thence South 66 deg. deg. 15 min. West, 104 feet to an iron pin in McClain's line; thence North 18 deg. 45 min. West 190 feet to a box elder on the south bank of First Creek; thence with the South Bank of First Creek easterly to a stake which would be in the West line of Acker Street, if the West line of Acker Street were extended to the south bank of First Creek; thence South 23 deg. 15 min. East, 107.3 feet to the point of BEGINNING.

TRACT TWO: BEGINNING at an iron pin common corner with the tract described above, said iron pin being located in a westerly direction 103.95 feet from the West line of Acker Street; thence South 66 deg. 45 min. West, 75 feet; thence North 18 deg. 18 min. West, 203.14 feet; thence North 67 deg. 22 min. East 75 feet; thence South 18 deg. 18 min. East, 190.9 feet to the place of BEGINNING, and being a strip of land 75 feet in width adjoining the first tract on the West.
DERIVATION:
BEING the same property conveyed to Rick Duane Carty, Jr., by Warranty Deed, from Gus R. Lewis, dated March 27, 2003, recorded March 28, 2003, of record in Instrument No. 200303280086689, Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):
Gus R. Lewis was granted a Deed of Trust in the amount of $70,000.00, from Rick Duane Carty, Jr., with Christopher W. Martin as the Trustee, of record in Instrument No. 200303280086690. Serve Gus R. Lewis (Knox County, address unknown) and Christopher W. Martin at 111 Fox Rd., Suite 102, Knoxville, TN 37922. Said Deed of Trust was modified in Instrument Nos. 200705210094583 (adding $10,000.00 in collateral) and 200904140065525 (adding $5,000.00 in collateral), both in the Register's Office for Knox County, Tennessee.

Midland Credit Management, Inc. c/o FKSC obtained a judment against Rick Carty in the amount of $850.05, plus insterest and costs, of record in Instrument No. 202110270034949, Register's Office for Knox County, Tennessee. Serve Finkelstein Kern Steinberg & Cunningham at PO Box 1, 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: Subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,697.27
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $12,999.42

TAX ID: 069NA-025 **TAX SALE:** 25
TRUSTEE FILE: 222
OWNER(S) & ADDRESS(ES):
Heirs of Thomas and Ida Shown:
Shirley Shown
528 Farragut Ave, Knoxville, TN 37917
Becky Shown, Karen Shown, Timmy Shown, and Tommy Shown
unknown
Karen D. Croxdale (Shown) [possible heir]
5411 Hiawassee Ave., Knoxville, TN 37917
COMMON DESCRIPTION:
528 FARRAGUT AVE
Knoxville, TN 37917
50 X 145
LEGAL DESCRIPTION:
SITUATED in the 7th District of Knox County, Tennessee, and within the 18th Ward of the City of Knoxville and being all of Lot 4, Block 7, EDGEWOOD LAND & IMPROVEMENT COMPANY ADDITION TO KNOXVILLE, TENNESSEE, as shown on map of record in Map Book 8, page 59 in the Register's Office of Knox County, Tennessee and being more fully described as follows:

BEGINNING at a point in the South line of Farragut Avenue, said point being distant 150 feet in a Westerly direction from the West line of Hanover Street; thence in a Southerly direction along the dividing line between Lots 3 and 4, 145 feet to the North line of an alley; thence in a Westerly direction with the North line of said alley. 50 feet to the Southeast corner of Lot 5; thence in a Northerly direction along the dividing line between Lots 4 and 5, 145 feet to the South line of Farragut Avenue, 50 feet to the point of BEGINNING.
DERIVATION:
BEING the same property conveyed to Thomas L. Shown and wife, Ida Mae Shown, by Warranty Deed, from Lee A. Cate and wife Mary Frances Cate, dated October 1, 1992, recorded July 8, 1993, of record Instrument No. 199307080040833, Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):
The City of Knoxville recorded a Notice of Lien against the property, in the amount of $224.020 plus penalty and costs, for lot cleaning and debris removal, of record in Instrument No. 202407230004351, in the Register's Office for Knox County, Tennessee. Serve Indya Kincannon, Mayor, 400 Main St., Suite 691, Knoxville, TN 37902.

Stuart I. Cassell was appointed Administrator Ad Litem of Ida Mae Shown's estate (P-20-834512). Serve Stuart I. Cassell, 707 Market St., Knoxville, TN 37902.
NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:
Thomas L. Shown died on or about January 31, 2020. Ida Mae Shown died on or about February 13, 2020. Addresses of heirs is unknown. See Knox County Probate Docket No. P-20-834512 (Ida Shown).
NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None.
OTHER MATTERS AFFECTING TITLE
Subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,787.11
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $4,795.28

TAX ID: 070BA-022 **TAX SALE:** 25
TRUSTEE FILE: 226
OWNER(S) & ADDRESS(ES):
Grace Rudder Hunt a/k/a Gracie Robinson
4105 Bellingham Ave., Studio City, CA 91604
Renee Ross Hunt
3527 Old Valley View Dr, Knoxbille, TN 37917
COMMON DESCRIPTION:
3507 VALLEY VIEW DR
Knoxville, TN 37917
74 X 115 X IRR
LEGAL DESCRIPTION:

SITUATED in District Number Two of Knox County, Tennessee lying between the old valley view Road and the road known as the New Cut-off Valley View Road and d escribed as follows: Beginning at an iron pin in the old Valley View Road; thence with said road eastwardly seventy-four feet to an iron pin; thence southwardly 115 feet to an iron pin; thence westwardly with the new cut-off Road seventy-nine feet to an iron pin and seventy-four feet northwestwardly with the line of Cox to the beginning corner and being the same property conveyed to first parties by deed from B. L. LaFollette dated Sept. 5th, 1941 and of record in Deed Book 630, page 412 in the Register's Office of Knox County, Tennessee.

DERIVATION:
BEING the same property conveyed to John Ross Hunt and wife, Grace Rudder Hunt, by Warranty Deed, from Roy Keck and wife, Pauline Keck, dated March 20, 1944, recorded April 21, 1944, of record in WB 667, Page 469, Regsiter'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

John R. Hunt died on or about October 9, 2000, leaving Grace Hunt as the surviving tenant by the entirety. No probate was opened for John.

The City of Knoxville demolished the structure in 2010. The demolition fee was paid in full.

Subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,897.17
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,804.35

TAX ID: 070GF-005 **TAX SALE:** 25
TRUSTEE FILE: 229
OWNER(S) & ADDRESS(ES):
Paul Walker
2907 Vera Dr, Knoxville, TN 37917
Paul Walker (address from Arminta's probate)
1120 Rider St., Knoxville, TN 37917

ALTERNATIVE (if Paul Walker predeceased Arminta)
Elizabeth M. McGill
3221 Clearview St., Knoxville, TN 37917
COMMON DESCRIPTION:
2907 VERA DR
Knoxville, TN 37917
100 X 229
LEGAL DESCRIPTION:

SITUATED in District No. 2 of Knox County, Tennessee, and outside the city limits of Knoxville, and being the northern 100 feet of Lots nos, 2 and 3 in EARL and VERA Mc CAMPBELL'S FIRST WASHINGTON PIKE ADDITION as shown by map of said Addition of record in Map Book 8, page 245in the Register's Office of Knox County, Tennessee, and described as follows: BEGINNING at a stake in the western line of Vera Street distant 380 feet in a northerly direction from the point of intersection of the northern line of Washington Pike with the western line of Vera Street, said stake marking the northeastern corner of Lot No. 3 in said Addition; thence in a westerly direction with the northern lines of lots 2 and 3 in said Addition 229 feet to the eastern line of Lot No. 1 in said Addition; thence in a southerly direction with the eastern line of Lot No. 1 in said Addition 100 feet to a point; thence in an easterly direction on a line parallel with the first line herein 229 feet to the western line of Vera Street; thence in a northerly direction with the western line of Vera Street 100 feet to the point of BEGINNING.

DERIVATION:
BEING the same property conveyed to Hubert L. Nicely and wife, Arminta Nicely, by Warranty Deed, from Forrest Baldwin, dated June 19, 1946, recorded October 15, 1946, of record in Book 720, Page 456, 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:

Hubert L. Nicely and wife, Arminta Nicely took title to the subject property in 1946. Hubert L. Nicely died on or about April 7, 1988, leaving Arminta as the survivng tenant by the entirety. Arminta N. Davis a/k/a Arminta Nicely died testate on or about 4/8/2006. Her will was probated by Home Federal Bank of Tennessee in Knox County Probate, Docket No. 65009-1. Her will devised the subject property to Paul Walker, and if Paul Walker predeceased her, then to Elizabeth Miller McGill. Multiple Paul Walkers exist in Knox County and it is unknown if he predeceased Arminta. The last known addresses of the devisees are provided. Based on the appearance of Paul's address, it is likely that he did not predecease Arminta.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None
OTHER MATTERS AFFECTING TITLE

Subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $6,578.26
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $8,532.09

TAX ID: 070HB-051 **TAX SALE:** 25
TRUSTEE FILE: 231
OWNER(S) & ADDRESS(ES):
Christopher Robertson and Jula Robertson
2934 Valley View Dr, Knoxville, TN 37917
2930 Valley View Dr., Knoxville, TN 37917
COMMON DESCRIPTION:
2934 Valley View Dr, Knoxville, TN 37917
Part of Lot 34, Plat Cabinet A, Slide 113D
55.a1 X 366.6 X IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District Number 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 Numbers Part of 34, of the Valley View Addition, as the same appears of record in Map Cabinet A, Slide 113D (formerly Map Book 4, Page 74), 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 southeast right of way of Valley View Road said iron pin being distant in a northeasterly direction 1,437.3 feet, more or less, from the point of Intersection of said Valley View Road and Whittle Springs Road, said iron pin also being corner to property of Ned A. Ferree; thence from said beginning iron pin and along the right of way of Valley View Road, North 50 deg. 24 min. East, 111.10 feet to an iron pin in the boundary of Lot 6; thence leaving said right of way and along the boundary of Lot 6, South 38 deg. 25 min. East, 364.33 feet to an iron pin in the boundary of Lot 45, Oldhams Addition; thence along the boundary of Lots 45, 44, and 43, South 53 deg. 33 min. West, 110.66 feet to an iron pin corner to property of Ned A. Ferree; thence along the Ned A. Ferree boundary, North 38 deg. 30 min. West, 358.23 feet to an iron pin in the southeast right of way of Valley View Road, the place of BEGINNING, according to the survey of Trotter-McClellan, Inc. Surveyor, dated August 9, 1995, bearing drawing no. 95-222.

THIS CONVEYANCE is made subject to all applicable restrictions, easements and building setback lines of record in the Register's Office for Knox County, Tennessee, and subject to Tennessee Public Service Company of record in Trust Book 470, Page 336.

BEING the same property conveyed to Christopher Robertson and wife, Jula Robertson by Warranty Deed by Doris E. Salem, unmarried, dated April 25, 2006, recorded May 2, 2006 in Instrument No. 200605020091574 in the Register's Office for Knox County, Tennessee.

LEGAL DESCRIPTION ENCOMPASSES BOTH PARCELS 070HB-050 AND 070HB-051. NO WAY TO DESCRIBE PARCEL 051 WITHOUT NEW SURVEY**
INTERESTED PERSONS (ENCUMBRANCES):

Bank of America, N.A. secured a Deed of Trust executed by Christopher Robertson and Jula Robertson, to PRLAP, Inc., Trustee for Bank of America, N.A., dated 04/25/2006, recorded 05/02/2006, in the original principal amount of $101,000.00, of record in Instrument No. 200605020091575, in the Register's Office for Knox County, Tennessee. **SERVE: No Registered Agent in Tennessee found. Bank of America Corporate Center, 100 N. Tryon Street, Charlotte, NC 28255, Phone: 704-386-5681. Address on DOT – 1400 Best Plaza Dr. Ste. 101, Richmond, VA 23227 or Address on 2024 Spreadsheet – 655 Paper Mill Rd. Newark, DE 19711; Trustee – PRLAP, Inc., 414 Union St. Nashville, TN 37219; Registered Agent for PRLAP, Inc. – 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 found.
NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:
Christopher Robertson –
1:2024bk10586 - no property
2:2021bk44936 - no property
3:2020bk32215 - no property
1:2023bk02638 - no property
4:2020bk40932 - Texas Eastern Bankruptcy Court - no TN property
1:2021bk80491 - no property
1:2024bk16090 - Colorado Bankruptcy Court - no TN property
1:2024bk13329 - no property
4:2023bk43279 - Texas Northern Bankruptcy Court - no TN property
6:2023bk61348 - Virginia Western Bankruptcy Court - no TN property
1:2023bk01439 - Indiana Southern Bankruptcy Court - no TN property

Jula Robertson – Nothing found
OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Plat Cabinet A, Slide 113D in the Register's Office for Knox County, Tennessee.

Subject to easements of record in Trust Book 470, Page 336 in the Register's Office for Knox County, Tennessee.

Lot is described as part of Lot 34, all of Lot 34, and as Lots Nos. 7 and 8 in the chain of title but metes and bounds are fairly consistent and should be described as part of Lot 34, Cab A Slide 113D. Legal includes both tax parcels 070HB 050 and 051

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,416.96
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,491.27

TAX ID: 070IJ-019 **TAX SALE:** 25
TRUSTEE FILE: 233**OWNER(S) & ADDRESS(ES):**
Bradley S. Hubbs
2800 Forestdale Ave, Knoxville, TN 37917
COMMON DESCRIPTION:
2800 Forestdale Ave, Knoxville, TN 37917
60 X 232
LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Second (2nd) Civil District of Knox County, Tennessee, and in the Sixteenth (16th) Ward of the City of Knoxville, and bounded as follows: - Beginning at a stake in the southern line of Forrestdale Avenue, 301 feet west of the intersection of the southern line of Forrestdale Avenue with the western line of Fourth Street; running thence westwardly with the southern line of Forrestdale Avenue Sixty (60) feet to stake; thence due south 232 feet to a stake; thence due east parallel to Edgewood Avenue 60 feet to a stake; thence northwardly 232 feet, more or less, to the beginning.

BEING the same property conveyed to Bradley S. Hubbs by Warranty Deed by Carol Jean Hammond Hubbs, dated April 11, 1996, recorded April 19, 1996, in Deed Book 2209, Page 587 in the 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: None

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,950.18
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $5,131.96

TAX ID: 070IK-026 **TAX SALE:** 25
TRUSTEE FILE: 235
OWNER(S) & ADDRESS(ES):
Steven R. Davis
3340 Shaw Dr., Knoxville, TN 37917
COMMON DESCRIPTION:
3340 Shaw Dr., Knoxville, TN 37917
Lot 16 Lowe Brothers Second Add., Map Cabinet B, Slide 99A
50 X 150 X IRR
LEGAL DESCRIPTION & DERIVATION:

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 16, LOWE BROTHERS SECOND ADDITION, as shown by map of record in Plat Cabinet B, Slide 99A, (formerly Map Book 14, Page 194), in the Register's Office for Knox County, Tennessee and to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Steven R. Davis, unmarried, by Warranty Deed from Rosemary Washam and husband, Thomas E. Kenderick, dated April 30, 1999, recorded May 12, 1999, in Deed Book 2326, Page 559, in the Register's Office, Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):

Credit Corp Solutions, Inc. recorded a Judgment against Steven Davis, 5401 Scenicwood Rd. Apt. 11, Knoxville, TN 37912-3481, in the original principal amount of $1,109.92, plus penalties and fees, dated April 4, 2022, recorded in Instrument No. 202303060048230 in the Register's Office for Knox County, Tennessee. **SERVE: Joseph M. Jammal (BPR No. 033794), Attorney for Plaintiff, Stenger & Stenger, P.C., 2618 East Paris Ave SE, Grand Rapids, MI, 49546, Phone: 877-988-2280. Credit Corp Solutions, Inc, 121 W. Election Rd. Ste 200, Draper, UT 84020-776; Registered Agent Corporation Service Company, 2908 Poston Ave. Nashville, TN 37203.**
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 all matters as shown on plat of record in Map Cabinet B, Slide 99A (formerly Map Book 14, Page 194) in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,270.35
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,865.29

TAX ID: 070KB-010 **TAX SALE:** 25
TRUSTEE FILE: 236
OWNER(S) & ADDRESS(ES):
Billy Guy Wade and Betty P. Wade (both deceased)
Amanda Wade, presumed sole heir
3510 Kenilworth Ln, Knoxville, TN 37914
COMMON DESCRIPTION:
3510 Kenilworth Ln, Knoxville, TN 37914
Lot 32, Buffat Road Subdivision, Plat Cabinet B, Slide 155C
100 X 155
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Seven (7) of Knox County, Tennessee, within the 32nd Ward of the City of Knoxville, being all of Lot No. 32 in Buffat Road Subdivision, as shown by map of record in Plat Cabinet B, Slide 155C (formerly Map Book 15, Page 173), in the Register's Office of Knox County, Tennessee, said lot fronting 100 feet on the southeast side of Kenilworth Lane, and being more particularly bounded and described as follows:

BEGINNING at an iron pin in the Southeast line of Kenilworth Lane, distant in a Northeasterly direction 100 feet from the point of intersection of Kenilworth Lane with Prosser Road, and marking common corner of Lots 31 and 32; thence with Kenilworth Lane and a fence line, North 59 deg. 46 min. East 100 feet to an iron pin, common corner of Lots 32 and 33; thence South 30 deg. 14 min. East with the dividing line between Lots 32 and 33, 150 feet to an iron pin in the Northwest line of Kiwanis Fresh Air Camp property; thence with said line and a fence line, South 59 deg. 46 min. West 100 feet to an iron pin, common corner of Lots 31 and 32; thence North 30 deg. 14 min. West with the dividing line between Lots 31 and 32 and a fence line, 150 feet to the point of BEGINNING, as shown by survey of Batson &.Himes, Engineers, dated November 13,· 1963.

BEING the same property conveyed to Billy Guy Wade and wife, Betty P. Wade, by Warranty Deed from Gayle K. Caughron and wife, Betty S. Caughron, dated November 30, 1963, recorded November 30, 1963, in Deed Book 1240, Page 58, in the Register's Office of Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):

1. Discover Bank recorded a judgment against Amanda K. Wade, 3510 Kenilworth Ln., Knoxville, TN, 37914-3309, in the original principal amount of $18,022.55, plus penalties and fees, dated June 12, 2017, recorded August 22, 2017, in Instrument No. 201708220011856 in the Register's Office for Knox County, Tennessee. **SERVE: Attorneys for Plaintiff, Nathan & Nathan, P.C., J. Bart Lloyd BPR #024220, Katie Tubbs, BPR #030495, Laura Tyrone BPR #034867), 2215 1st Avenue S, Birmingham, AL, 35233, phone: 866-498-5400. Discover Financial Services, Attn: Legal Subpoena Processing, 2500 Lake Cook Rd., Riverwood, IL 60015; Registered Agent: C T Corporation System, 300 Montvue Rd. Knoxville TN 37919.**

2. Cavalry SPV I, LLC, as Assignee of Synchrony Bank, JCPeney c/o FKSC, P.O. Box 1, Knoxville, TN, 37901, www.fkslaw.com recorded a Judgment against Amanda Wade, 3510 Kenilworth Ln., Knoxville, TN, 37914-3309, in the original principal amount of $5,159.48, plus penalties and fees, dated April 24, 2019, recorded July 3, 2019, in Instrument No.201907030001234 in the Register's Office for Knox County, Tennessee. **SERVE: Attorneys, Finkelstein Kern Steinberg & Cunningham, 401 Clyde St. NW, Ste, 2000, Knoxville, TN 37921; PO Box 1, Knoxville, TN 37901, phone: 888-00-6501 Ext. 202. Cavalry SPV I, LLC, C/O Stephen Anderson, 1 American Ln, Ste 220, Greenwich, CT 06831; 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:

Billy Guy Wade, died on or about April 24, 1994, Docket No. 50671-3 in the Chancery Court Probate Division for Knox County, Tennessee, survived by wife, Betty Jo Wade and daughter, Amanda Wade.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found.
OTHER MATTERS AFFECTING TITLE: Betty Jo Wade a/k/a Betty P. Wade died on or about September 22, 2016, according to an online obituary, which also states she was survived by her daughter, Amanda Wade. No probate or Affidavit of Heirship found.

Subject to all matters as shown on plat of record in Plat Cabinet B, Slide 155C (formerly Map Book 15, Page 173) in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Deed Book 753, Page 51 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,804.33
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,770.96

TAX ID: 070LB-003 **TAX SALE:** 25
TRUSTEE FILE: 237
OWNER(S) & ADDRESS(ES):
Nickey R. Breeden and Florence T. Kidd
3860 Cluster Ave, Knoxville, TN 37914
COMMON DESCRIPTION:
3860 Cluster Ave, Knoxville, TN 37914
Lot 196 and east ½ of 195, Rev. Mac-My-Ger 2nd Add. Plat Cabinet A, Slide 276C
60 X 115
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Two (2) of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, known as and being Lot 196 and the east 1/2 of Lot 195 of the Mynatt and McSpadden Revision of Lot Nos. 62 to 80 inclusive, of Mac-My-Ger Second Addition to Knoxville, Tennessee, and further described as BEGINNING at a point on the southwest corner of Cluster Avenue and North Emily Street; thence southward with the west line of North Emily Street, 115 feet to a stake, corner of Lot 186 of said Addition; thence westward and parallel with Cluster Avenue, 60 feet to a point; thence northward and parallel with North Emily Street, 115 feet to the south side of Cluster Avenue; thence eastward with the south side of Cluster Avenue, 60 feet to the point of BEGINNING.

BEING the same property conveyed to Nickey R. Breeden, unmarried and Florence T. Kidd, unmarried, by Warranty Deed from John E. Mulcahy, dated November 8, 2006, recorded November 16, 2006, in Instrument No. 200611160042171 in the Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Nickey R. Breeden and Florence T. Kidd, 3860 Cluster Ave., Knoxville, TN 37914, for lot cleaning and/or debris removal, in the original principal amount of $266.00, plus penalties and fees, dated March 24, 2015, recorded March 25, 2015, in Instrument No. 201503250051461 in the Register's Office for Knox County, Tennessee. **SERVE:**

Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 609, Knoxville, TN 37902, phone: 865-215-2050.

2. The City of Knoxville recorded a Notice of Lien against Nickey R. Breeden and Florence T. Kidd, 3860 Cluster Ave., Knoxville, TN 37914, for lot cleaning and/or debris removal, in the original principal amount of $266.00, plus penalties and fees, dated August 18, 2015, recorded August 19, 2015, in Instrument No. 2201508190011367 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 609, Knoxville, TN 37902, phone: 865-215-2050.**

3. The City of Knoxville recorded a Notice of Lien against Nickey R. Breeden and Florence T. Kidd, 3860 Cluster Ave., Knoxville, TN 37914, for lot cleaning and/or debris removal, in the original principal amount of $249.50, plus penalties and fees, dated October 16, 2015, recorded October 19, 2015in Instrument No. 201510190024644 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 609, Knoxville, TN 37902, phone: 865-215-2050.**

4. The City of Knoxville recorded a Notice of Lien against Nickey R. Breeden and Florence T. Kidd, 3860 Cluster Ave., Knoxville, TN 37914; David R. Wilson, Trustee, 6018 Murphy Lane, Brentwood, TN 37027; and Chase Bank USA, NA, 200 White Clay Center Drive, Newark, Delaware, 19711, for demolition of structure and/or debris removal, in the original principal amount of $3,774.50, plus penalties and fees, dated August 3, 2017, recorded August 4, 2017, in Instrument No. 201708040008249 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 609, Knoxville, TN 37902, phone: 865-215-2050.**

5. The City of Knoxville recorded a Notice of Lien against Nickey R. Breeden and Florence T. Kidd, 3860 Cluster Ave., Knoxville, TN 37914, for lot cleaning and/or debris removal, in the original principal amount of $200.00, plus penalties and fees, dated October 25, 2017, recorded October 26, 2017 in Instrument No. 201710260026193 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 609, Knoxville, TN 37902, phone: 865-215-2050.**

6. The City of Knoxville recorded a Notice of Lien against Nickey R. Breeden and Florence T. Kidd, 3860 Cluster Ave., Knoxville, TN 37914, for lot cleaning and/or debris removal, in the original principal amount of $200.00, plus penalties and fees, dated August 2, 2019, recorded August 6, 2019, in Instrument No. 201908060008950 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 609, Knoxville, TN 37902, phone: 865-215-2050.**

7. The City of Knoxville recorded a Notice of Lien against Nickey R. Breeden and Florence T. Kidd, 3860 Cluster Ave., Knoxville, TN 37914, for lot cleaning and/or debris removal, in the original principal amount of $211.00, plus penalties and fees, dated August 27, 2019, recorded August 29, 2019, in Instrument No. 201908290015007, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 609, Knoxville, TN 37902, phone: 865-215-2050.**

8. The City of Knoxville recorded a Notice of Lien against Nickey R. Breeden and Florence T. Kidd, 3860 Cluster Ave., Knoxville, TN 37914, for lot cleaning and/or debris removal, in the original principal amount of $211.00, plus penalties and fees, dated October 11, 2021, recorded October 14, 2021, in Instrument No. 202110140031066, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 609, Knoxville, TN 37902, phone: 865-215-2050.**

9. The City of Knoxville recorded a Notice of Lien against Nickey R. Breeden and Florence T. Kidd, 3860 Cluster Ave., Knoxville, TN 37914, for lot cleaning and/or debris removal, in the original principal amount of $222.00, plus penalties and fees, dated November 9, 2022, recorded November 10, 2022, in Instrument No. 2022111000028425 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 609, Knoxville, TN 37902, phone: 865-215-2050.**

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 all matters as shown on plat of record in Plat Cabinet A, Slide 276C (formerly Map Book 8, Page 88 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,495.07
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,616.34

TAX ID: 070OD-020 **TAX SALE:** 25
TRUSTEE FILE: 238
OWNER(S) & ADDRESS(ES):
Ralph K. Moore, Trustee (see notes)
0 Culpepper Rd, Knoxville, TN 37917
PO Box 463, Rutledge, TN 37861
Possible address for Valley Mortgage Company Inc.
201 West College St., Fayetteville, TN 37334
COMMON DESCRIPTION:
0 Culpepper Rd, Knoxville, TN
Lot 15, Block A, Plantation Hills Add., Plat Cabinet C, Slide 123D
95M X 169 X IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED, lying and being in the Second Civil District 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. 15, Block A, as same appears of record in Plat Cabinet C, Slide 123D (formerly Map Book 24, Page 157), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular and adequate description.

BEING a portion of the same property conveyed to Ralph K. Moore, Trustee by Warranty Deed from CITIZENS REALTY AND INSURANCE COMPANY, INC., VALLEY MORTGAGE COMPANY, INC., and Ben G. Crosland, Trustee, dated October 3, 1962, recorded October 8, 1962, in Book 1215, Page 134, in the 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: Subject to all matters as shown on plat of record in Plat Cabinet C, Slide 123D (formerly Map Book 24, Page 157) in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Book 1113, Page 147 in the Register's Office for Knox County, Tennessee.

Subject to easements of record in Book 1127, Page 516; and Book 1137, Page 81; Book 1137, Page 83, in the Register's Office for Knox County, Tennessee.

Property was conveyed to Ralph K. Moore as Trustee to place title of the property "in one individual for the purpose of sale." It appears as if Citizens & Valley Mortgage Company, Inc. deed over many properties to various "trustees" with the county, listing them under the entities or the trustee. No additional information found for Trustee of subject property.

No records found in state database for Citizens Realty and Insurance Company Inc.

Valley Mortgage Company, Inc., changed name to Tennessee Valley Mortgage Corporation. State shows dissolved in 1995.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,454.00
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,549.24

TAX ID: 070OG-042 **TAX SALE:** 25
TRUSTEE FILE: 239
OWNER(S) & ADDRESS(ES):
Gena C. King & Amos Clifford King
2901 Carson Ave, Knoxville, TN 37917
COMMON DESCRIPTION:
2901 Carson Ave, Knoxville, TN 37917
Lot 24 & Part of Lot 23, Block 5, North Hills Add., Map Cabinet A, Slide 370A
61.7 X 180.8 X IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Two (2) of Knox County, Tennessee, within the 16th Ward of the City of Knoxville, Tennessee, being known and designated as all of Lot 24 and part of Lot 23, Block 5, NORTH HILLS ESTATES ADDITION, as shown by map of record in Plat Cabinet A, Slide 370A (formerly Map Book 11, Page 115), in the Register's Office for Knox County, Tennessee, and more particularly bounded and described as follows:

BEGINNING at a spike, said spike being the point of intersection of the northwestern line of Carson Street with the northeastern line of Kennington Road: thence with the northeastern line of Kennington Road, North 28 deg. 15 min. West, 177.7 feet to an iron pin; thence North 56 deg. 10 min. East, 112.48 feet to an iron pin, thence South 28 deg. 08 min. East, 183.3 feet to an iron pin in the northwestern line of Carson Street: thence along the northwestern line of Carson Street, South 59 deg. 00 min. West, 111.7 feet to a spike, the point of BEGINNING, according to the survey of Stanley E. Hinds, Surveyor, dated May 29, 1986.

BEING THE SAME property conveyed to Gena C. King and husband, Amos Clifford King, by Warranty Deed from Willis E. Crowe and. wife, Gena M. Crowe, dated March 23, 1987, recorded March 31, 1987, in Deed Book 1911, Page 514, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Midland Funding LLC as Successor in interest to Credit One Bank, NA recorded a Judgment against Gena King, 2901 Carson Ave., Knoxville, TN 37917, in the original principal amount of $1,223.62, plus penalties and fees, dated January 13, 2016, recorded April 6, 2016, in Instrument No. 201604060057764 in the Register's Office for Knox County, Tennessee. **SERVE: Midland Funding, LLC, as successor in interest to Credit One Bank, NA c/o attorney, Finkelstein, Kern, Steinburg & Cunningham, P.O. Box 1, Knoxville, TN 37901; 402 Clyde St. NW Suite 2, Knoxville, TN 37921. Midland Funding, LLC, 350 Camino De La Reina, Ste 300, San Diego, CA 92108-3007; Registered Agent, 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 found.

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

OTHER MATTERS AFFECTING TITLE: Subject to restrictions of record in Map Book 11 Page 115 in the Register's Office for Knox County, Tennessee, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $242.80
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,232.95

TAX ID: 070OH-024 **TAX SALE:** 25
TRUSTEE FILE: 240
OWNER(S) & ADDRESS(ES):
E.G. Meek and Shirley T. Meek
2600 Hardin Hill Rd, Knoxville, TN 37917
PO Box 5616, Knoxville, TN 37928
COMMON DESCRIPTION:
2600 Hardin Hill Rd, Knoxville, TN 37917
Lot 3, Robert Hale Property, Map Cabinet N, Slide 222D
130.76 X 195.38 X IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Second (2nd) Civil District of Knox County, Tennessee, and within the 16th Ward of the City of Knoxville, Tennessee, and being all of Lot 3 in the Resubdivision of Lots 1 and 2 of the ROBERT HALE PROPERTY as shown by map of record in the Resubdivision of Map Cabinet N, Slide 222D (incorrectly referenced as Slide 22D in current deed) in the Register's Office for Knox County, Tennessee, to which map reference is hereby made for a more particular description.

THERE IS INCLUDED HEREWITH the joint permanent easement for ingress and egress to Hardin Hill Road running along the eastern boundary of said Lot 3 as shown on Map Cabinet N, Slide 222D and as set out in the Declaration of Joint Permanent Easement of record in Deed Book 2155, Page 87 in the Register's Office of Knox County, Tennessee. The maintenance of the easement shall be shared equally by the owners of Lot 3 and Lot 2-R. Parking of vehicles in said easement area or otherwise obstructing the free access to Lot 2-R or Lot 3 is prohibited.

THERE IS ALSO conveyed herewith the joint permanent easement across the southern portion of Lot 4 as shown on Map Cabinet N, Slide 222D and as provided in the Declaration of Joint permanent easement of record in Deed Book 2155, Page 87 in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to E.G. Meek and Shirley T. Meek, husband and wife, by Warranty Deed from Kathy Day Rochat, Devisee under the Will of Mildred Hale Day, dated November 30, 2020, recorded December 3, 2020, in Instrument No. 202012030045263 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Kathy Day Rochat and husband, Laurence Rochat, secured a Deed of Trust executed by E.G. Meek, Sr. and wife, Shirley T. Meek, to Stanley F. Roden, Trustee, dated 11/30/2020, recorded 12/03/2020, in the original principal amount of $34,000.00, of record in Instrument No. 202012030045264, in the Register's Office for Knox County, Tennessee. **SERVE: Kathy Day Rochat and Laurence Rochat,5932 Thorngrove Pike, Knoxville, TN 37914; Trustee Stanley F. Rogan, 10269 Kingston Pk, Knoxville TN 37922.**

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:
E. G. Meek – No files found
Shirley T. Meek – no files found

OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Map Cabinet N, Slide 222D in the Register's Office for Knox County, Tennessee.

Subject to Declaration of Joint and Permanent Easement of record in Deed Book 2155, Page 87 in the Register's Office for Knox County, Tennessee. No maintenance agreement for said easement found of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,305.39
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $9,876.34

TAX ID: 070PB-046 **TAX SALE:** 25
TRUSTEE FILE: 241
OWNER(S) & ADDRESS(ES):
Mable T. Stout f/k/a Mable T. Morgan
2516 Seymour Ave, Knoxville, TN 37917
COMMON DESCRIPTION:
2516 Seymour Ave, Knoxville, TN 37917
Lot 27, Henck Addition, Map Cabinet A, Slide 245C
50 X 168
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Two (2) of Knox County, Tennessee, within the 16th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 27, Henck Addition, as shown on the map of same of record in Map Cabinet A, Slide 245C (formerly Map Book 7, Page 129) in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the south line of Seymour Avenue at the common corner between Lots 27 and 28, said point being distant 251.9 feet westerly from the intersection of Seymour Avenue and Whittle Springs Road; thence from said beginning point with the line of Lot 28, South 12 deg. 33 min. East, 168 feet to an iron pin in a fence line; thence with said fence line, South 77 deg. 37 min. West, 50 feet to an iron pin corner to Lot 26; thence with the line of said lot, North 12 deg. 33 min. West, 168 feet to an iron pin in the south line of Seymour Avenue; thence with said line, North 77 deg. 37 min. East, 50 feet to the place of BEGINNING, according to survey of Batson & Himes, Engineers, Knoxville, Tennessee, dated October 3, 1961.

BEING the same property conveyed to Mable T. Morgan by Quit Claim Deed from W.D. Morgan dated August 13, 1976, recorded October 26, 1976, in Deed Book 1593, Page 882 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

AMRE, Inc. secured a Deed of Trust executed by Herbert A. Stout and Mable T. Stout who acquired title as Mable T. Morgan, to Wade Boswell, Trustee for AMRE, Inc., dated 01/31/1989, recorded 03/08/1989, in the original principal amount of $8,893.67, of record in Trust Book 2408, Page 42, in the Register's Office for Knox County, Tennessee. **SERVE: Trustee Wade Boswell, last address found 800 S. Gay St. Ste 2111, Knoxville, TN 37929; AMRE Inc. appears to have filed bankruptcy in approximately 1997, no successor corporation has been located. American General Financial Services Inc. is listed as Assignee in Trust Deed. OneMain Financial Services Inc., an inactive corporation in TN, is shown as successor in interest. Mailing address 601 NW 2nd St., Evansville, IN 47708.**

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:
Mable T Stout – no files found
Mable T Morgan – no files found

OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Map Cabinet A, Slide 245C in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,307.76
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $11,003.46

TAX ID: 070PK-007 **TAX SALE:** 25
TRUSTEE FILE: 246
OWNER(S) & ADDRESS(ES):
Jimmy L. Coots and Donna A. Coots
2208 Adair Ave, Knoxville, TN 37917
COMMON DESCRIPTION:
2208 Adair Ave, Knoxville, TN 37917
Lot 17, Block A, Fairview Heights, Map Cabinet B, Slide 86B
50 X 161.5 X IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. (2) Two of Knox County, Tennessee, and within the 16th Ward of the City of Knoxville, and being all of Lot 17, Block A, Fairview Heights, as shown by plat of record in Map Cabinet B, Slide 86B (formerly Map Book 14, Page 143), in the Register's Office for Knox County, Tennessee. Said premises are improved with dwelling designated 2208 Adair Street.

BEING the same property conveyed to Jimmy L. Coots and wife, Donna A. Coots, by Warranty Deed by Ed Dew, unmarried, dated December 20, 1978, recorded December 21, 1978, in Deed Book 1663, Page 841 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

The City of Knoxville recorded a Notice of Lien against Jimmy L. & Donna A. Coots, 2208 Adair Avenue, Knoxville, TN 37917, for lot cleaning and/or debris removal in the original amount of $211.00, plus penalties and fees, dated May 17, 2019, recorded May 17, 2019, in Instrument No. 201905170067827 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902, Phone: 865-215-2050.**

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 all matters as shown on plat of record in Map Cabinet B, Slide 86B (formerly Map Book 14, Page 143) in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Book 680, Page 33 in the Register's Office for Knox County, Tennessee.

Subject to Power Line/Pole/Guy Wire Easement to the City of Knoxville of record in Deed Book 669, Page 480 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,021.15
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,786.69

TAX ID: 071AC-021 **TAX SALE:** 25
TRUSTEE FILE: 248
OWNER(S) & ADDRESS(ES):
Hagen-Teng, Inc. (a dissolved GA corporation)
5216 McIntyre Rd, Knoxville, TN 30277
4113 Lowe Fayetteville Rd., Sharpsburg, GA 30277
John W. Hagen, Jr.
1832 Pleasant Hill Rd., Duluth,GA 30136
Sarey Teng
Yika Teng
2660 Linnwood Dr., Smyrna, GA 30080
Sarey Teng
13702 E. 23rd Place, Tulsa, OK 74134
COMMON DESCRIPTION:
5216 McIntyre Rd, Knoxville, TN 30277
Lots 9 & 10, Block G, Loveland 2nd Unit, Map Cabinet A, Slide 269B
50 X 150
LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Seventh (7th) (old Second) Civil District of Knox County, Tennessee, and being more particularly described as follows:

Being lot Nos. 9 and 10 in block "G" of Loveland Second Unit, Knoxville, Tennessee.

Said lots lying together and fronting twenty-five (25) feet each on the south side of McIntyre Avenue and running back between parallel lines one hundred fifty (150) feet as shown on map of said addition of record in the Register's Office for Knox County, Tennessee, to which particular reference is made. Said property improved with a dwelling known as 5208 McIntyre Avenue, Knoxville, Tennessee, 37914.

BEING the same property conveyed to Hagen-Teng, Inc., by Quit Claim Deed by Bessie L. Green, single, dated March

17, 1992, recorded April 7, 1992 in Deed Book 2068, Page 1008 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville, Department of Community Development recorded a Complaint against Hagen-Teng, Inc. dated October 28, 1993, recorded October 28, 1993, in Deed Book 2122, Page 286 in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Neighborhood Codes Enforcement Manager, Suite 520, City County Building, 400 Main Street, Knoxville, TN 37902; phone: 865-215-4311; email: selder@knoxvilletn.gov.**

2. The City of Knoxville, Department of Community Development recorded a Complaint against Hagen-Teng, Inc. dated December 2, 1993, recorded December 3, 1993, in Deed Book 2125, Page 841 in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Neighborhood Codes Enforcement Manager, Suite 520, City County Building, 400 Main Street, Knoxville, TN 37902; phone: 865-215-4311; email: selder@knoxvilletn.gov.**

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Nothing found

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: Nothing found

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 269B (formerly Map Book 8, Page 71) in the Register's Office for Knox County, Tennessee.

KGIS map appears to show encroachment by structure situated primarily upon adjacent parcel, 071AC-023.

Owner of record, Hagen-Teng, Inc. is not listed as a business on the Tennessee Secretary of State website.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,621.18

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,389.77

TAX ID: 071JJ-031 **TAX SALE:** 25

TRUSTEE FILE: 252

OWNER(S) & ADDRESS(ES):

Richard C. Dunn and Angela Dunn
4907 Holston Dr, Knoxville, TN 37914

COMMON DESCRIPTION:

4907 Holston Dr, Knoxville, TN 37914
Lot 1, Dunn and Nelson Property, Instrument No. 201908130010964
97.00 X 246.34 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Two (2) of Knox County, Tennessee, and within the 31st Ward of the City of Knoxville, Tennessee, and being more fully described according to the survey of Church Consulting Engineers & Surveyors, dated November 4, 1983, as follows, to-wit:

BEGINNING at an iron pipe original in the northern right of way of Holston Drive, said iron pipe original being located 829.30 feet, more or less, Northwest of the point of intersection of the northern right of way of Holston Drive and the western right of way of Chilhowee Road; thence from said beginning point and along the northern right of way of Holston Drive, North 87 deg. 00 min. West, 97.03 feet to an iron pipe original; thence North 2 deg. 03 min. 02 sec. West 226.68 feet to an iron pipe original; thence North 80 deg. 05 min. 51 sec. East 70.34 feet to an iron pin original; thence South 8 deg. 20 min. 16 sec. East, 246.31 feet to an iron pipe original in the northern right of way of Holston Drive, said iron pipe original being the point of BEGINNING, said premises are improved with dwelling designated 4907 Holston Drive.

TOGETHER with and subject to an easement for connection and maintenance of sewer connection with sewer line of the City of Knoxville, as set out in Deed Book 621, Page 457, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Richard C. Dunn, a Ninety (90) percent interest, and Angela Dunn, a Ten (10) percent interest, as tenants in common with remainder in fee to the survivor, by Quitclaim Deed from Angela Dunn, a two-thirds interest (2/3) and Paula Nelson, single, a one-third interest (1/3), as tenants in common with remainder in fee to the survivor, dated, December 21, 2020, recorded January 14, 2021, in Instrument No. 202101140056674 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Peoples Bank of East Tennessee secured a Deed of Trust executed by Angela Dunn, spouse of Richard C. Dunn, and Paula Nelson, unmarried, to A. Christopher White, Trustee for Peoples Bank of East Tennessee, dated 10/02/2020, recorded 10/13/2020, in the original principal amount of $150,000.00, of record in Instrument No. 202010130030441, in the Register's Office for Knox County, Tennessee. **SERVE: Peoples Bank of East Tennessee, 1010 Hwy 411, Vonore, TN 37885; A. Christopher White, Trustee, P O Box 128, Madisonville, TN 37354; Registered Agent – Atlas Christopher White, 4511 Highway 411, Madisonville, TN 37354.**

2. The Tennessee Department of Revenue recorded a Notice of Tax Lien against Khristopher S. Rogers, Keshyra P. Robinson and Richard Dunn D/B/A Super Slick Restoration, recorded May 1, 2017, of record in Instrument No. 201705010066052 in the Register's Office for Knox County, Tennessee. **SERVE: Tennessee Department of Revenue, Andrew Jackson Bldg., 500 Deadrick St. Nashville, TN 37242.**

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: Richard C. Dunn - No files found

Angela Dunn:

3:2024bk42305 - Washington Western Bankruptcy Court - no TN prop

2:2024bk32458 - Alabama Middle Bankruptcy Court - no TN prop

1:2020bk81175 - no prop

5:2018bk01279 - no prop

7:2023bk70672 - Virginia Western Bankruptcy Court - no TN prop

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Instrument No. 201908130010964 in the Register's Office for Knox County, Tennessee.

Subject to sewer easement of record in Deed Book 621, Page 457 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $6,362.00

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $8,530.53

TAX ID: 071JK-014 **TAX SALE:** 25

TRUSTEE FILE: 253

OWNER(S) & ADDRESS(ES):

Michael Reynolds
4921 Asheville Hwy., Knoxville, TN 37914
PO Box 20262, Knoxville, TN 37940

COMMON DESCRIPTION:

4921 Asheville Hwy., Knoxville, TN 37914
100 X 314 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Seven (7) of Knox County, Tennessee and located in the 31st Ward of the City of Knoxville, Tennessee. BEGINNING at an iron pipe set in the northern line of Asheville Highway/U.S. Highway 11E, corner to Broyles (Deed Book 2204, Page 195); thence with the line of Asheville Highway South 66 deg. 35 min. 32 sec. West, 99.5 feet to an iron pipe; thence with the line of Chilhowee Hills Second Addition (Map Book G, Page 75), North 09 deg. 55 min. 15 sec. West, 207.45 feet to an existing iron pin, corner to Lots 5 and 11 of said Chilhowee Hills; thence continuing with the line of Lot 11 of said Lot 11 North 09 deg. 47 min. 04 sec. West, 89.67 feet to an iron pin set, corner to Lot 4 of Chilhowee Hills; thence with the line of Lot 4, North 63 deg. 38 min. 34 sec. East, 71.12 feet to an existing iron pin, corner to Broyles; thence with the line of Broyles South 15 deg. 26 min. 00 sec. East 295.40 feet to the point of BEGINNING, and containing 0.57 acres more or less according to survey by Howard T. Dawson, RLS# 1301, 124 Maryville Pike, Knoxville, TN 37920, dated April 13, 2001, and bearing Drawing No. 010139.

BEING the same property conveyed to Michael Reynolds, single by Warranty Deed from Robert D. Baxter dated July 19, 2019, recorded July 31, 2019, in Instrument No. 201907310007611 in the 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: 20 open cases under Michael Reynolds. None shown in Eastern District of Tennessee.

OTHER MATTERS AFFECTING TITLE: Subject to Sewer Easement of record in Deed Book 660, Page 11 in the Register's Office for Knox County, Tennessee.

Per obituary found online, Michael Aaron Reynolds died on or about December 29, 2022. No survivors listed and unclear if this is the property owner.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,750.86

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $9,669.95

TAX ID: 071MC-002 **TAX SALE:** 25

TRUSTEE FILE: 256

OWNER(S) & ADDRESS(ES):

Martha Anne Bradley and Robert Earl Bradley or unknown heirs of Robert Earl Bradley
1532 Cliffside Ln, Knoxville, TN 37914

COMMON DESCRIPTION:

1532 Cliffside Ln, Knoxville, TN 37914
Lot 5, Lake View Addition, Map Cabinet B, Slide 276B
147.8 X 271 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 7 (old 2) of Knox County, Tennessee, within the 31st Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 5, in the Lake View Addition, as shown by Revised Map of said Addition of record in Map Cabinet B, Slide 276B (formerly Map Book 18, Page 134) in the Register's Office for Knox County, Tennessee, said lot having a frontage of 147.8 feet on the eastern side of Cliff Side Lane and being more particularly bounded and described as follows:

BEGINNING at a point in the eastern line of Cliff Side Lane, said point of beginning, marking the northwestern corner of Lot 8 and the southwestern corner of Lot 5 in said Addition; thence North 19 deg. 12 min. East along the eastern line of Cliff Side Lane, 147.88 feet to a point, said point marking the southwestern corner of Lot 4 of said Addition; thence in an easterly direction along the common dividing line between Lots 4 and 5, 262 feet, more or less, to a point in the low water line of the Holston River, said point also marking the southeastern corner of said Lot 4; thence South 16 deg. 45 min. West along the low water line of said River, 116 feet to a point, said point marking the northeast corner of said Lot 8; thence North 78 deg. 32 min. West along the dividing line between Lots 5 and 8, 271 feet to a point in the eastern line of Cliff Side Lane, the place of BEGINNING.

BEING the same property conveyed to Martha Anne Bradley, single, and Robert Earl Bradley, single, by Quitclaim Deeds from Nellie Wylie Bradley, widow, in Instrument Nos. 200211060040407, 200305090102508, 200412300052485, 200512290056051, and 200604130085875 in the 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: James Bradley – 7 Cases found

Case 21-10560 – Western District of Louisiana – No property

Case 24-50265-mmp – Western District of Texas – No Tennessee property

Case 4:2024bk34982 James Alan Bradley – Texas Southern – new filing, nothing available in the file to review

Case 4:23-bk-12202 – Eastern District of Arkansas – no Tennessee property

Case – 24-20602-dob – Eastern District of Michigan – no property

Case – 20-02786-KMS – Southern District of Mississippi – no Tennessee property

Case – 21-10442-JDW – Northern District of Mississippi – No property

Case – 23-10479 – Western District of Tennessee – Property in Trenton, TN

OTHER MATTERS AFFECTING TITLE:

Per information found online, Robert Earl Bradley died on or about August 2, 2016. According to an online obituary, he is surveyed by sisters Martha Bradley, Nancy Estes, Dorothy (Larry) Breeden; a brother, James (Kathy) Bradley, and a sister-in-law, Janie Bradley.

Subject to all matters as shown on plat of record in Map Cabinet B, Slide 276B in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Deed Book 564, Page 398 and Deed Book 908, Page 439 in the Register's Office for Knox County, Tennessee.

Subject to sewer easement of record in Deed Book 1440, Page 817 in the Register's Office for Knox County, Tennessee.

Subject to the flowage of Ft. Loudon Lake

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $9,540.12

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $12,833.13

TAX ID:0710A-038 **TAX SALE:** 25

TRUSTEE FILE: 258

OWNER(S) & ADDRESS(ES):

Jessie Kay Cross
901 Sunset Ct, Knoxville, TN 37914

COMMON DESCRIPTION:

901 Sunset Ct, Knoxville, TN 37914
Lot 19, Block B, Sunset Division Rev.; Map Cabinet B, Slide 96A
130 X 131 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Seven (7) of Knox County, Tennessee, within the 31st Ward of the City of Knoxville, Tennessee, and being known and designated as Lot No. 19, Block B, on the Plat entitled "Revised Map of Parts of Block B & E, Lot 12 to 19 Inc., Block B - Lots 6 to 18 Inc. Block E, Sunset Division, Chilhowee Hills," of record in Plat Cabinet B, Slide 96A (Map Book 14, Page 182), in the Register's Office for Knox County, Tennessee, to which plat reference is hereby made for a more particular description.

Said property is improved with a 1995 Oakwood Double Wide, Mobile Home, Serial Number HONCI-56- 28CK3-129238B & HONCI-56-CK3-129238A, which has the present address of 901 Sunset Court, Knoxville, Tennessee, 37914. Said Mobile Home has been permanently affixed to the described real property and currently is being taxed as such.

BEING the same property conveyed to Jessie Kay Cross by Warranty Deed from Gregory L. Atchley and wife, Carol B. Atchley, dated November 18, 2014, recorded November 19, 2014, in Instrument No. 201411190028194 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Gregory L. Atchley and Carol B. Atchley recorded a Deed of Trust executed by Jessie Kay Cross, to Keith H. Burroughs, Trustee, dated 11/18/2014, recorded 11/21/2014, in the original principal amount of $35,000.00, of record in Instrument No. 201411210028767, in the Register's Office for Knox County, Tennessee. **SERVE: Gregory L. Atchley and Carol B. Atchley, 331 Burris Rd., Knoxville, TN 37924; Trustee – Keith Burroughs, 900 S. Gay St. 14th Floor, 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:

Jessie Lee Cross, Case #3:2022bk31358, Western District of Louisiana, No real property in Tennessee.

Jessica Caylee Cross 3;24-bk-30515-shb Eastern district of Tennessee – no real property listed

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet B, Slide 96A (formerly Map Book 14, Page 182) in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Deed Book 734, Page 431 and Deed Book 820, Page 563 in the Register's Office for Knox County, Tennessee, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,772.01

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,139.51

TAX ID: 071PH-012 **TAX SALE:** 25

TRUSTEE FILE: 260

OWNER(S) & ADDRESS(ES):

Charles V. Ray and Anna Lee Ray (both deceased)
4135 Ivy Ave, Knoxville, TN 37914
Charles V. Ray, Jr. (son)
4632 Cobblestone Circle, Knoxville, TN 37938

COMMON DESCRIPTION:

4135 Ivy Ave, Knoxville, TN 37914
Lot 62, Fike Addition, Map Cabinet A, Slide 373D
50 X 155

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. One of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, and being all of Lot No. 62 in what is known and designated as Fike Addition to the City of Knoxville, Tennessee, as shown by map of said addition of record in Map Cabinet A, Slide 373D (formerly Map Book 11, Page 130) of the Register's Office for Knox County, Tennessee, said lot having a frontage of 50 feet on the northwestern side of Ivy Avenue and extending back therefrom in a northwesterly direction between parallel lines a distance of 155 feet to the southeastern line of Lot no. 60 in said addition.

BEING the same property conveyed to Charles V. Ray and wife, Anna Lee Ray by Warranty Deed from Grover Cleveland Ray and wife, Hettie Ray, dated July 16, 1949, recorded August 3, 1949, in Deed Book 737, Page 539 in the Register's Office for Knox County, Tennessee.

Per information found online, Charles V. Ray a/k/a Charles Vincent Ray died on or about February 17, 1971, leaving wife, Anna Lee Ray as surviving tenant by the entirety. Anna Lee Ray a/k/a Annie Lee Ray died on or about April 19, 2017. According to an online obituary, Annie Lee Ray was survived by a son, Charles V. Ray, Jr.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Charles V. and Anna Lee Ray, 4135 Avenue, Knoxville, TN 37914, for lot cleaning and/or debris removal in the original amount of $241.80, plus penalties and fees, dated August 7, 2024, recorded August 19, in Instrument No. 202408190009952 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Lien against Charles V. and Anna Lee Ray, 4135 Avenue, Knoxville, TN 37914, for lot cleaning and/or debris removal in the original amount of $224.20, plus penalties and fees, dated April 11, 2024, recorded April 15, 2024, in Instrument No. 202404150050684 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Charles V. and Anna Lee Ray, 4135 Avenue, Knoxville, TN 37914, for lot cleaning and/or debris removal in the original amount of $211.00, plus penalties and fees, dated November 9, 2022, recorded November 10, 2022, in Instrument No. 202211100028452 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Charles V. and Anna Lee Ray, 4135 Avenue, Knoxville, TN 37914, for lot cleaning and/or debris removal in the original amount of $211.00, plus penalties and fees, dated September 29, 2021, recorded October 1, 2021, in Instrument No. 202110010027044 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Charles V. and Anna Lee Ray, 4135 Avenue, Knoxville, TN 37914, for lot cleaning and/or debris removal in the original amount of $211.00, plus penalties and fees, dated January 19, 2021, recorded January 20, 2021, in Instrument No. 202101200058494 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, 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 found.

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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 373D (formerly Map Book 11, Page 130) in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Deed Book 618, Page 252 in the Register's Office for Knox County, Tennessee.

Subject to easements of record in Deed Book 1444, Page 599 in the Register's Office for Knox County, Tennessee.

Subject to sewer line easement to the City of Knoxville of record in Deed Book 1835, Page 1012 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,778.31

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,181.64

TAX ID: 071PJ-027 **TAX SALE:** 25

TRUSTEE FILE: 263

OWNER(S) & ADDRESS(ES):

Bob G. Sexton (presumed deceased)
219 Ault St, Knoxville, TN 37914
Sharon L. Mungan
12709 Sauer Point, Knoxville, TN 37922
Sharon Mungan
9540 Hyacinth Way, Knoxville, TN 37923
James Robert Sexton
736 Banks Ave., Knoxville, TN 37917

COMMON DESCRIPTION:

219 Ault St, Knoxville, TN 37914
Lot 26, Emma Ault Revision, Map Cabinet A, Slide 192B

50 X 150

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. One (1), formerly 2nd, of Knox County, Tennessee, and in the 13th Ward of the City of Knoxville, Tennessee, and being all of Lot 26 as shown on the revised map of Emma Aults Addition. Said lot fronts 50 feet on the west side of Ault Street and extends back between parallel lines 150 feet to an alley.

BEING part of the same property conveyed to Bob G. Sexton, single by Warranty Deed from D. L. Williams, widower, dated September 27, 1976, November 15, 1976, in Deed Book 1595, Page 545, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $211.00, plus penalties and fees, dated August 10, 2021, recorded August 12, 2021 in Instrument No. 202108120012580 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

2. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $211.00, plus penalties and fees, dated December 17, 2019, recorded December 18, 2019, in Instrument No. 201912180041490 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

3. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $211.00, plus penalties and fees, dated August 27, 2019, recorded August 29, 2019, in Instrument No. 201908290014999 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

4. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $211.00, plus penalties and fees, dated July 25, 2019, recorded July 26, 2019, in Instrument No. 201907260006326 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

5. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $200.00, plus penalties and fees, dated November 28, 2018, recorded November 28, 2018, in Instrument No. 201811280033086 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

6. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $172.50, plus penalties and fees, dated August 20, 2018, recorded August 21, 2018, in Instrument No. 201808210011778 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

7. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $211.00, plus penalties and fees, dated February 8, 2018, recorded February 9, 2018, in Instrument No. 201802090047118 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

8. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $200.00, plus penalties and fees, dated December 6, 2017, recorded December 7, 2017, in Instrument No. 201712070035148 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

9. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $200.00, plus penalties and fees, dated December 20, 2016, recorded December 21, 2016, in Instrument No. 201612210039564, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

10. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $200.00, plus penalties and fees, dated January 14, 2015, recorded January 14, 2015, in Instrument No. 201501140037920 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

11. The City of Knoxville recorded a lien against Bob G. Sexton, 219 Ault Street, Knoxville, TN 37014, for lot cleaning and/or debris removal in the original amount of $200.00, plus penalties and fees, dated August 28, 2014, recorded August 29, 2014, in Instrument No. 201408290012593 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Knoxville, TN 37902.**

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

Estate of Bobby Gene Sexton with address of 736 Banks Ave, Knoxville, TN 37917, was filed with Knox County Probate Court, Docket No. 62854-3. Nothing recorded to verify if this is one and the same as the Bob G. Sexton on record.

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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 192B in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,621.18

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,389.77

TAX ID: 073-162 **TAX SALE:** 25

TRUSTEE FILE: 267

OWNER(S) & ADDRESS(ES):

Betty Jo Norris or unknown heirs
408 Corum Rd, Knoxville, TN 37924
2163 Davis Rd., Stone Mountain, GA 30087

COMMON DESCRIPTION:

408 Corum Rd, Knoxville, TN 37924
60 X 218

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Eight (8) of Knox County, Tennessee, and without the City of Knoxville, and particularly described as follows:

BEGINNING on an iron peg in the east line of Corum Road, common corner to J.C. McGhee and Tommy McGhee; thence with the south line of Tommy McGhee in an easterly direction 218 feet to an iron pin; thence in a southerly direction parallel with the said east line of Corum Road 60 feet to an iron pin; thence parallel with the first line herein in a westerly direction 218 feet to an iron pin in the east line of Corum Road; thence with the east line of Corum Road in a northerly direction 60 feet to the point of BEGINNING.

BEING the same property conveyed to Billy Ray Authur Norris and wife, Betty Jo Norris by Warranty Deed from Herbert Howard and wife, Nina Bea Howard, dated June 8, 1970, recorded June 8, 1970, in Deed Book 1430, Page 333, in the Register's Office for Knox County, Tennessee.

Billy Ray Arthur Norris a/k/a Billy Ray Authur Norris died on or about September 9, 1972. See Affidavit of record in Will Book 2293, Page 78.

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:

Tax map shows structure on 410 Corum Road encroaching on subject property.

Per information found on FindAGrave, Betty Jo Norris is believed to have died on or about 11/4/2000. Unable to determine heirs due to conflicting information found online.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,419.08

TAX ID: 073-179 **TAX SALE:** 25

TRUSTEE FILE: 269

OWNER(S) & ADDRESS(ES):

Unknown Heirs of Luther Hayes Lee and Mary Elizabeth Lee
8304 Strawberry Plains Pike, Knoxville, TN 37924

COMMON DESCRIPTION:

8304 Strawberry Plains Pike, Knoxville, TN 37924
108M X 190M

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Eight (formerly 15th) of Knox County, Tennessee, and described as follows:

BEGINNING at a point in the center of Straw Plains Pike where it intersects with the center of McCubbins Road; thence in a southerly direction with the center of McCubbins Road 207 feet to a point; thence in a westerly direction and parallel with the Straw Plains Pike 108 feet to an iron pin, corner to a lot, this day conveyed to Nannie Bates; thence with her line in a northerly direction and parallel with the McCubbins Road 207 feet to a point in the center of Straw Plains Pike; thence with the center of Straw Plains Pike in an easterly direction 108 feet to point of BEGINNING, containing one half an acre more or less including the road right-of-way.

BEING the same property conveyed to Luther Hayes Lee and wife, Mary Elizabeth Lee by Warranty Deed from Earl Bates and wife, Louise Bates, dated September 15, 1952, recorded March 2, 1953, in Deed Book 910, Page 85 in the 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:

Per information found online, it appears Luther Hayes Lee died on or about February 26, 1958, survived by his spouse, Mary E. Cunningham Lee. Mary E. Cunningham Lee appears to have died on or about March 1, 1989.

Subject to utility easement of record in Instrument No. 200510100032775 in the Register's Office for Knox County, Tennessee.

Subject to Right of Way of Strawberry Plains Pike and McCubbins Road.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,891.53

TAX ID: 075-041 **TAX SALE:**25

TRUSTEE FILE: 270

OWNER(S) & ADDRESS(ES):

Steven D. Emmert; 10414 Thorn Grove Pk

COMMON DESCRIPTION:

10414 Thorngrove PK. Knoxville, TN 37871

LEGAL DESCRIPTION:

SITUATED in the eighth (8th) Civil District of Knox County, Tennessee, and being more particularly bounded and described as follows:

Beginning at an old iron pin found in the southern right of way line of Thorngrove Pike, said iron pin being located 343.0 feet, more or less, from the centerline of East End Road; thence with the right of way line of Thorngrove Pike North 70 deg. 56 min. 39 sec. East, 94.98 feet, to an iron

pin found in the line of Thorngrove Pike; thence with the line of other property now formly owned by Hicks, South 21 deg. 27. min. 00 sec. West 118.79 feet to an iron pin in the line of Hicks; thence with the line of Hicks North 00 Deg. 19.min. 17. Sec. East 92.95 feet to an iron pin located in the right of way line of Thorngrove Pike, the point of Thorngrove Pike, the point of Beginning, according to survey of Eddy R. Garrett, Strawberry Plains, Tennesse, RLS # 1544 bearing date 02/08/1994.

DERIVATION:

Being the same property conveyed to Steven D. Emmert from Mike F. Lauderdale, by quit-claim deed dated May 7, 2013 and recorded May 9, 2013 in Instrument No. 201305090073600, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Satisfaction of Judgment in favor of Bellsouth Telecommunications, LLC d/b/a AT&T (TN) against Steven Dewitt Emmert, II and Natasha Leeann Emmert record May 17, 2018, in Instrument No. 201805170067853, in the amount of $4,148.74 plus cost, interest and attorney's fees etc at Serial No. N/A, or proof that Dewitt Emmert, II and Natasha Leeann Emmert, is not the same person against whom said Judgment was filed. Serve: Mark B. Reagan, Attorney on behalf of plaintiff Bellsouth Telecommunications, LLC d/b/a AT&T, 105 Broadway Suite #300, Nashville, TN 37201

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

Steven D. Emmert, Sr., died testate on or about September 3rd, 2019 and his Last Will and Testament has been probated in the Chancery court for Knox county, probate division, docket no. 82436-1. Said Last Will and Testament devised all of his property, both real, personal and mixed, to his son, Steven Dewitt Emmert, II. Steven Dewitt Emmert, Sr. had 5 living children at the time of his death: Christi Emmert Arnold, Steven Emmert II, Johnathan Howard Emmert, Stephanie Ann Emmert, and Julie Johnson, but Article III of said Last Will and Testament specifically left the other four children nothing for reasons known specifically to them. Steven D. Emmert, II, was also appointed as the executor of his father's estate.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE: None found of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,328.01

TAX ID: 078-22103 **TAX SALE:** 25

TRUSTEE FILE: 272

OWNER(S) & ADDRESS(ES):

Ralph L. Kirby, III and Cynthia M. Kirby
3450 Dyestone Gap Rd, Knoxville, TN 37931

COMMON DESCRIPTION:

3450 Dyestone Gap Rd, Knoxville, TN 37931
Map Cabinet M, Slide 153D

LEGAL DESCRIPTION & DERIVATION:

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 the parcel identified as 1.015 acres on the "Property of Jeffery Allan Jansen" as the same appears of record in Map Cabinet M, Slide 153D, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Ralph L. Kirby, III and wife, Cynthia M. Kirby by Warranty Deed from Jeffrey Allan Jansen (a/k/a Jeffery Allan Jansen) and wife, Lynne O. Jansen, dated December 9, 1991, recorded December 12, 1991, in Deed Book 2058, Page 804, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Third National Bank of East Tennessee obtained a Deed of Trust executed by Ralph L. Kirby, III and wife, Cynthia M. Kirby, to Mike Powell, Trustee, dated 12/09/1991, recorded 12/12/1991, in the original principal amount of $23,591.29, of record in Book TB 2600, Page 553, in the Register's Office for Knox County, Tennessee; and as Modified in Book 3224, Page 850, in said Register's Office. **SERVE: Truist Bank, 200 W. 2nd Street, Winston Salem, NC 27101-4019; Registered Agent: Corporation Service Company**, 2908 Poston Ave, Nashville, TN 37203-1312.

2. SunTrust Bank obtained a Deed of Trust executed by Ralph L. Kirby, III and wife, Cynthia M. Kirby, to Jovetta Woodard and Patricia Robinson, Trustees, dated 06/25/12, recorded 07/17/12, in the original principal amount of $33,505.38, of record in Instrument No. 201207170003072, in the Register's Office for Knox County, Tennessee. **SERVE: Truist Bank, 200 W. 2nd Street, Winston Salem, NC 27101-4019; 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 found.

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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet M, Slide 153D in the Register's Office for Knox County, Tennessee.

Subject to easements of record in Instrument No. 202002120053667 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,475.70

TAX ID: 079EB-015 **TAX SALE:** 25

TRUSTEE FILE: 273

OWNER(S) & ADDRESS(ES):

Mar-Vel Homes Inc.
0 Flint Rd, Knoxville, TN 37921

COMMON DESCRIPTION:

0 Flint Rd, Knoxville, TN 37921

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the 5th and 6th Civil Districts of Knox County, Tennessee, and partly within the 42nd Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the southeast line of Nickle Road corner to McCarter, said beginning point being distant 3740 feet, more or less, southwesterly from the intersection of Nickle Road with the west line of Pleasant Ridge Road; thence from said beginning point with McCarter line, South 37 deg. 34 min. 10 sec. East, 313.6 feet; thence continuing with McCarter and with Owens line, South 40 deg. 21 min. East, 909.2 feet to an iron pin; thence with Owens, Reich, and Smith, North 62 deg. 47 min. 30 sec. East, 954.8 feet to an iron pin in the line of Cumberland Woods Subdivision; thence with the line of said Subdivision and crossing the Western terminus of Cumberland Wood Drive, South 21 deg. 22 min. 20 sec. East, 248.5 feet to an iron pin in the line of Wilkshire Estates; thence with same, South 73 deg. 56 min. 20 sec. West, 2229.9 feet to an iron pin, corner to Russell; thence with Russell and Page, North 0 deg. 22 min. East, 845.10 feet to an iron pin, corner to Schaad; thence with Schaad line, North 55 deg. 25 min. 40 sec. East, 319.4 feet to an iron pin at the city limits; thence continuing with Schaad, North 50 deg. 01 min. 40 sec. West, 347.6 feet to an iron pin in the south line of Nickle Road; thence with said line, South 85 deg. 37 min. 30 sec. East, 35 feet to an iron pin; thence continuing with Nickle Road, North 69 deg. 28 min. 30 sec. East, 398.6 feet to the place of BEGINNING, containing 26.2 acres, more or less, and being according to the survey of Construction Consultants Engineers, Knoxville, Tennessee, dated 26 March 1976.

LESS AND EXCEPT THAT PORTION OF the real property shown as Laurel Woods Subdivision Ph. 1 and 2, recorded in Cabinet E, Slides 206A and 289C, and that portion conveyed to Knox County by Clerk and Master's Deed from Howard G. Hogan, Clerk and Master of the Chancery Court at Knoxville, Tennessee, dated, July 1, 2001, recorded July 30, 2001, in Instrument No. 200107300007154 in the Register's Office for Knox County, Tennessee, as further conveyed to David Moges by deed of record in Instrument No. 200408090012203 in said Register's Office.

BEING the remaining property conveyed to Mar-Vel Homes, Inc., a Tennessee Corporation, by Warranty Deed from Ray V. DePue, Jr. and Calvin Walter, dated April 20, 1976, recorded April 22, 1976, in Deed Book 1577, Page 994, in the Register's Office for Knox County, Tennessee.

THIS CONVEYANCE is made subject to power line easement granted the City of Knoxville, of record in Deed Book 1248, Page 961; subject to transmission line easements granted the United States of America, of record in Deed Book 912, Page 587, and Deed Book 913, Page 421; subject to clearance permit granted Southern Bell Telephone and Telegraph Company, of record in Deed Book 1010, Page 215; subject to 8 inch sanitary sewer line easements granted the City of Knoxville, of record in Deed Book 1559, Page 955, and Deed Book 1484, Page 1104; and subject to 18 inch sanitary sewer line easements granted the City of Knoxville, of record in Deed Book 1380, Page 207 and Deed Book 1380, Page 209, all of record in the 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:

Subject to easements of record in Book 1248, Page 961; Book 912, Page 587; Book 913, Page 421; Book 1010, Page 15; Book 1559, Page 955; Book 1484, Page 1104; Book 1380, Page 207; and Book 1380, Page 209, all in the Register's Office for Knox County, Tennessee.

THIS property appears to have been sold at tax sale in 2001. Please see Deeds of record in Inst. No. 200107300007154 and 200408090012203.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 079MC-003 **TAX SALE:** 25

TRUSTEE FILE: 274

OWNER(S) & ADDRESS(ES):

Heather R. Tomerlin AKA Heather Rene' Patterson
4106 Abercorn Rd., Knoxville, TN 37921
4508 Crestfield Rd., Knoxville, TN 37921

COMMON DESCRIPTION:

4508 Crestfield Rd, Knoxville, TN 37921
Lot 8, Block I-I, Cumberland Estates Sub., Div. 11; Map Cabinet C, Slide 223D
180M X 233.82 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATE in the 5th (formerly (8th) Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, being known and designated as Lot 8, Block I-I, Cumberland Estates Subdivision, Section 11, as shown on the map of the same of record in Plat Cabinet C, Slide 223D (formerly Map Book 26, Page 200), in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin at the common corner between

Lots 8 and 9 in the southwest line of Crestfield Road, said point being distant 275 feet northwesterly from the intersection of Crestfield Road and Cliffwood Road; thence from said beginning point with the line of Lot 9, South 35 deg. 12 min. West, 215.23 feet to an iron pin in the line of Lot 3; thence with said line, North 88 deg. 3 min. West, 29.55 feet to an iron pin, corner to Lot 7; thence with the line of said lot, North 3 deg. 51 min. West, 233.82 feet to an iron pin in the south line of Crestfield Road; thence with said line along a curve to the right, a chord distance of South 73 deg. 46 min. East, 153.3 feet to an iron pin; thence continuing with said line. South 54 deg. 48 min. East, 27 feet to the point of BEGINNING; according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, dated July 23, 1962 and revised 25 September 1962.

BEING the same property conveyed to James F. Patterson and wife, Jessie R. Patterson by Warranty Deed from Victor Lee Obenshain and wife, Patsy Pope Obenshain, dated September 17, 1974, recorded September 18, 1974, in Book 1540, Page 144, in the Register's Office for Knox County, Tennessee.

James F. Patterson a/k/a James Frank Patterson died on or about December 15, 1990 and was survived by his wife, Jessie Patterson. Jessie Patterson a/k/a Jessie Ruth Patterson died testate on or about March 11, 2009, devising her estate to her daughter, Heather Rene' Patterson AKA Heather R. Tomerlin. See Docket Number 68584-3, Probate Division, Knox County Chancery Court.

INTERESTED PERSONS (ENCUMBRANCES): None found.

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

Jessie Patterson, Docket Number 68584-3, Probate Division, Knox County Chancery Court

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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet C, Slide 223D (formerly Map Book 26, Page 200) in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Book 1155, Page 212 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,539.79

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $13,154.06

TAX ID: 080EB-017 **TAX SALE:** 25

TRUSTEE FILE: 277

OWNER(S) & ADDRESS(ES):

Dung Nguyen

1620 Wandering Rd, Knoxville, TN 37912

COMMON DESCRIPTION:

1620 Wandering Rd, Knoxville,, TN 37912

Lot 3, Block J, Rambling Acres Unit 2; Map Cabinet C, Slide 23B

130M X 167.4 X IRR

LEGAL DESCRIPTION & DERIVATION:

TRACT ONE:

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 41st Ward of the City of Knoxville, Tennessee, being known and designated as Lot 3, Block J, RAMBLING ACRES SUBDIVISION, UNIT TWO, as shown on the map of the same of record in Plat Cabinet C, Slide 23B (formerly Map Book 22, Page 42), in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the Northeast line of Wandering Drive at the common corner between Lots 2 and 3; thence with the line of Wandering Drive along a curve to the right, the radius of which is 473.32 feet, a chord distance of North 34 degrees 38 minutes West, 129.6 feet to the corner of Lot 4; thence with the dividing line between Lots 3 and 4, North 62 degrees 40 minutes East, 124.34 feet to a point; thence South 48 degrees 33 minutes East, 90.2 feet to the corner of Lot 2; thence with the dividing line between Lots 2 and 3, South 45 degrees 7 minutes West, 147.4 feet to the place of BEGINNING.

TRACT TWO:

SITUATED in District No. Five (5) of Knox County, Tennessee, and within the 41st Ward of the City of Knoxville, Tennessee, and being a parcel adjoining and lying adjacent to Lot 3, Block J, RAMBLING ACRES SUBDIVISION, UNIT TWO, as shown by map of same of record in Plat Cabinet C, Slide 23B (formerly Map Book 22, Page 42), in the Register's Office for Knox County, Tennessee. Said Parcel here conveyed being more fully bounded and described as follows:

BEGINNING at an iron pin in the Southeast corner of Lot 3 in said Rambling Acres Subdivision; thence with the East line of Lot 3, North 48 degrees 33 minutes West 90.2 feet to an iron pipe, being common corner with Lot 4; thence North 62 degrees 40 minutes East 30 feet to a point; thence Southeasterly 90 feet, more or less, to a point, which is North 45 degrees 07 minutes East 20 feet from the Southeast corner of Lot 3; thence South 45 degrees 07 minutes West 20 feet to the point of BEGINNING.

BEING the same property conveyed to Dung Nguyen, married, by Warranty Deed from Thomas Lambert, unmarried, individually and as heir-at-law of the Estate of Sharon Lambert f/k/a Sharon Baumann; and Clinton Baumann, married, individually and as heir-at-law of the Estate of Sharon Lambert f/k/a Sharon Baumann; and Corey Baumann, married, individually and as heir-at-law of the Estate of Sharon Lambert f/k/a Sharon Baumann; dated May 29, 2020, recorded June 2, 2020, in Instrument No. 202006020080319 in the Register's Office for Knox County, Tennessee. See Affidavit of Heirship of record in Instrument No. 202006020080318 in said Register's Office.

INTERESTED PERSONS (ENCUMBRANCES):

1. The Department of the Treasury – Internal Revenue Service recorded a Federal Tax Lien against Dung V. Nguyen Federal Tax Lien in the original principal amount of $98,403.32, dated May 11, 2018, recorded May 18, 2018, of record in Instrument No. 201805180068127, in the Register's Office for Knox County, Tennessee. **SERVE: Small Business/Self Employed Area #5, 607 14th Street, NW, 4th Floor, Washington, DC, 20424.**

2. Longmire Properties, LLC c/o Wise & Reeves, P.C. recorded a Judgment against Dung Nguyen D/B/A ICUT, 5400 Clinton Highway, Ste. 106, Knoxville, TN 37912, 7329 Tazewell Pike, Corryton, TN 37721 in the original principal amount of $7,930.00, dated December 8, 2015, recorded January 1, 2016, of record in Instrument No. 201601290044258, in the Register's Office for Knox County, Tennessee (Docket No. 75591). **SERVE: Attorney for Plaintiff: Robin McNabb, Wise & Reeves, PC, 625 S. Gay St. Ste. 160, Knoxville, TN 37902; Joseph Longmire, Registered Agent, Longmire Properties, LLC, 9909 Emory Road, Corryton, TN, 37721; Longmire Properties LLC, 9909 Emory Road, Corryton, TN, 37721.**

3. Conn Appliances, Inc. c/o FKSC, recorded a Judgment against Dung Nguyen, 10540 Blakewood Dr., Knoxville, TN 37922 or at Premier Salon Spa Services, 5400 Clinton Hwy, Knoxville, TN 37912; in the original principal amount of $2,412.68, dated August 17, 2020, recorded September 23, 2020, of record in Instrument No. 202009230024533, in the Register's Office for Knox County, Tennessee. **SERVE: Finkelstein Kern Steinberg & Cunningham, 402 Clyde St. NW Ste. 2, Knoxville, TN 37921. Conn Appliances, CT Corporation System, Registered Agent, 300 Montvue Rd., Knoxville, TN 37919-5546, Conn Appliances, 2445 Technology Forest Blvd, Ste 800, The Woodland, TX 77381**

4. A Default Judgment was recorded in favor of Lovell Pointe, LLC and against Dung Viet Nguyen, 12340 Vista Brok Lane, Knoxville, TN 37934, in the original principal amount of $160,499.73, plus penalties and fees, dated November 17, 2023, recorded July 17, 2023, of record in Instrument No. 202307170002558, in the Register's Office for Knox County, Tennessee (Docket No. 206358-2, Chancery Court for Knox County, Tennessee). **SERVE: Ryan L. Russell, Attorney for Lovell Pointe, LLC, Vickers, Crisp, & Russell, P.C., 200 Forks of the River Pkwy., Suite 301, Sevierville, TN 37864-4486. Nitinkumar B. Patel, Registered Agent, Lovell Pointe, LLC, 1127 Matthews Cove Ln., Knoxville, TN 37934-1912. Lovell Pointe, LLC, 1127 Matthews Cove Ln., Knoxville, TN 37934-1912.**

5. The State of Tennessee, Department of Revenue recorded a State Tax Lien against Dung V. Nguyen, 10529 Blakewood Dr., Knoxville, TN 37922-3103, dated February 17, 2023, recorded February 27, 2023, of record in Instrument No. 202302270046981, in the Register's Office for Knox County, Tennessee. **SERVE: Tennessee Department of Revenue, Collection Services Division, Andrew Jackson Office Building, Nashville, TN 37242.**

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 all matters as shown on plat of record in Map Cabinet C, Slide 23B (formerly Map Book 22, Page 42) in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $6,394.82

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $8,439.63

TAX ID: 080JG-003 **TAX SALE:** 25

TRUSTEE FILE: 279

OWNER(S) & ADDRESS(ES):

Edna M. Fraker

3401 Tupelo Way, Knoxville, TN 37912

COMMON DESCRIPTION:

3401 Tupelo Way, Knoxville, TN 37912

Lot 3, Pleasant Trace Townhomes; Unit 3, Map Cabinet M, Slide 63A

34.85 X 109

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District 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 3, Pleasant Trace Townhomes, Unit 3, as shown by map of record in Map Cabinet M, Slide 63A 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 Edna M. Fraker by Warranty Deed from Clarence M. Napier and wife, Veridies Napier, dated October 27, 1994, recorded October 28, 1994, in Deed Book 2157, Page 973 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Pleasant Trace Townhouses Homeowners Association recorded a Notice of Lien against Edna M. Parker, dated May 17, 2021, recorded May 24, 2021, in the original principal amount of $759.00 plus penalties and fees, of record in Instrument No. 202105240096856, in the Register's Office for Knox County, Tennessee. **SERVE: HOA Management, Inc., Registered Agent for Pleasant Trace Townhouses Homeowners Association, 120 Suburban Rd. Ste. 103, Knoxville, TN 37923-5592.Pleasant Trace Townhouses Homeowners Association, 120 Suburban Rd. Ste 103, Knoxville, TN 37923.**

2. Wells Fargo Bank, N.A. recorded a Judgment against Edna Fraker, 3401 Tupelo Way, Knoxville, TN 37912-4864, in the original amount of $16,684.82, plus penalties and fees, dated February 17, 2021, recorded January 26, 2024, of record in Instrument No. 202401260035878 in the Register's Office for Knox County, Tennessee. **SERVE: Gregory P. Cowan, Attorney for Wells Fargo Bank, N.A., 1415 Westbrook Plaza Drive, Winston-Salem, NC 27103. Corporation Service Company, Registered Agent for Wells Fargo, N.A., 2908 Polston Ave. Nashville, TN, 37203, Wells Fargo Bank, NA., .464 California St., San Francisco, CA 94104.**

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 all matters as shown on plat of record in Map Cabinet M, Slide 63A in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Deed Book 2015, Page 1; Deed Book 2052, Page 26; and Deed Book 2051, Page 375 in the Register's Office for Knox County, Tennessee.

Subject to Joint Easement of record in Book 2051, Page 154 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,622.73

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $16,756.06

TAX ID: 080LC-014 **TAX SALE:** 25

TRUSTEE FILE: 280

OWNER(S) & ADDRESS(ES):

Riverbend Development Corporation

c/o Registered Agent Joseph Levitt Jr.

205 Clinch Avenue, Knoxville, Tennessee 37902

COMMON DESCRIPTION:

0 Wilson Road

Knoxville, Tennessee 37912

Rambling Acres Subdivision Unit 1 Block D, Lot 27

Property Of Morgan A. Schubert, Trustee

Map Book 21, Page 135 and recorded as Instr: 195505170000001

Dimensions 108 feet x 102 feet x 135 feet x 100 feet Irregular

Adjacent to Wilson Road

LEGAL DESCRIPTION:

The following lot within the 5th Civil District of Knox County, Tennessee, and within the 41st Ward of the City of Knoxville, Tennessee, and within Rambling Acres Subdivision, Unit One of said City and County;

All of Lot 27 of Block D of Rambling Acres Subdivision, Unit One, as shown in Map Book 21, page 135 in the Register's Office for Knox County, Tennessee to which map reference is here made for complete description.

DERIVATION:

BEING the same property conveyed to Riverbend Development Corporation, a Tennessee Corporation of Knox County, Tennessee, from Fonde's Inc., a Tennessee Corporation of Knox County, Tennessee, and Stuart Fonde et ux Beatrice Fonde, by March 3, 1977, deed of record in Warranty Book 1604, Page 303, in the Knox County Register of Deeds.

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. Agreed Judgment in favor of Plaintiff, State of Tennessee against defendant Riverbend Development Corp, Knox County Circuit Court Docket Number 2-224-77 & 2-225-77, divesting the remainder of defendant's property on its eastern end and fronting Wilson Road of record in Warranty Book 1647, page 791, in the Knox County Register of Deeds.

2. 5 foot Utilities Easement on each side of all property lines plus overhang as indicated on Map Book 21, Page 135 and recorded as Instr: 195505170000001

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,820.22

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,583.03

TAX ID: 080LC-015 **TAX SALE:** 25

TRUSTEE FILE: 281

OWNER(S) & ADDRESS(ES):

Riverbend Development Corporation

c/o Registered Agent Joseph Levitt Jr.

205 Clinch Avenue, Knoxville, Tennessee 37902

COMMON DESCRIPTION:

0 Drifting Drive (beyond the end of the north side of Drifting Drive)

Knoxville, Tennessee 37912

Rambling Acres Subdivision Unit 1 Block D, Lot 26

Property Of Morgan A. Schubert, Trustee

Map Book 21, Page 135 and recorded as Instr: 195505170000001

Dimensions 108 feet x 40 feet x 80 feet x 48 feet x 100 feet Irregular

Adjacent to I640/I75 and Wilson Road

LEGAL DESCRIPTION:

The following lot within the 5th Civil District of Knox County, Tennessee, and within the 41st Ward of the City of Knoxville, Tennessee, and within Rambling Acres Subdivision, Unit One of said City and County;

All of Lot 26 of Block D of Rambling Acres Subdivision, Unit One, as shown in Map Book 21, page 135 in the Register's Office for Knox County, Tennessee to which map reference is here made for complete description.

DERIVATION:

BEING the same property conveyed to Riverbend Development Corporation, a Tennessee Corporation of Knox County, Tennessee, and Stuart Fonde et ux Beatrice Fonde, by March 3, 1977, deed of record in Warranty Book 1604, Page 303, in the Knox County Register of Deeds.

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. Agreed Judgment in favor of Plaintiff, State of Tennessee against defendant Riverbend Development Corp, Knox County Circuit Court Docket Number 2-224-77 & 2-225-77, divesting the remainder of defendant's property at the northwest corner of Drifting Road and Wilson Road of record in Warranty Book 1647, page 793, in the Knox County Register of Deeds.

2. 5 foot Utilities Easement on each side of all property lines plus overhang as indicated on Map Book 21, Page 135 and recorded as Instr: 195505170000001

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,561.17

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 081BA-004 **TAX SALE:** 25

TRUSTEE FILE: 285

OWNER(S) & ADDRESS(ES):

Devisee of Ruth V. Hawkins

Sharon Baptist Church Of Powell, Tennessee Cemetery Fund

7916 Pedigo Rd., Knoxville, TN37938

Registered Agent:

Hellen Sellers

7605 Rogers Rd., Corryton, TN 37721

COMMON DESCRIPTION:

129 Watauga Ave, Knoxville, TN 37917

Part of Lot 37, Braine & Lee Addition; Deed Book D4, Page 598 and 599

50 X 150

LEGAL DESCRIPTION & DERIVATION:

SITUATED, LYING, AND BEING in the Seventh (formerly Second) Civil District of Knox County, Tennessee, within the 18th Ward of the City of Knoxville, Tennessee, being known as and designated as Part of Lot 37 in Braine & Lee Addition, as shown on the map of the same of record in Map Cabinet A, Slide 165C (formerly Deed Book D, Vol 4, Pages 598 and 599), in the Register's Office for Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a point in the northern line of Watauga Avenue (formerly Third Avenue), which said point is distant 150 feet from a point marking the southeastern corner of Lot 39, said point of beginning also marking the southeastern corner of property now or formerly belonging to W. Jenkins; running thence with the eastern line of Jenkins property in a northerly direction, 150 feet to a point; running thence in an easterly direction, a distance of 50 feet to a point; running thence in a southerly direction and on a line parallel with the first line herein, a distance of 150 feet to a point in the northern line of Watauga Avenue; running thence with said line of Watauga Avenue in a westerly direction, 50 feet to the place of BEGINNING.

BEING the same property conveyed to Ruth V. Hawkins by Warranty Deed from Ramzy Roback and wife, Bertha Roback dated July 2, 1996, recorded July 10, 1996, in Deed Book 2218, Page 328 in the Register's Office for Knox County, Tennessee.

LESS AND EXCEPT that portion of property conveyed to the State of Tennessee Highway Department in Deed Book 1184, Page 85 in the Register's Office for Knox County, Tennessee.

Ruth V. Hawkins died testate on or about 10/10/13 devising her residual estate to Sharon Baptist Church of Powell, Tennessee, Cemetery Fund.

INTERESTED PERSONS (ENCUMBRANCES):

None found.

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

Ruth V. Hawkins, Case No. P14-74662-3, Knox County Clerk and Master's Office, closed 05/16/2016. Estate was insolvent.

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

OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Deed Book D4, Page 598 and 599 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,708.30

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,505.68

TAX ID: 081EM-001 **TAX SALE:** 25

TRUSTEE FILE: 291

OWNER(S) & ADDRESS(ES):

H.C. McCrary, Jr. (thought to be deceased)

Frieda M. McCrary (thought to be deceased), 0 Bluff Ave, Knoxville, TN 37917

Heirs of Frieda M. McCrary:

Julia Elizabeth Worthington Farry, 10 Running Springs Court, Greer, SC 29650

Katherine Louisa Worthington Kinnard, 23 Shadow Lane, Chadds Ford, PA 19317

Robert F. Worthington, Jr., 807 Woodland Court, Knoxville, TN 37919

Kitty Pope, 309 Britton Drive, Talbott, TN 37877

COMMON DESCRIPTION:

0 Bluff Ave, Knoxville, TN 37917

Lots 5, 6, and 7 of Cruze and Adkins Subdivision of Bradley Lees Addition to Knoxville, Tennessee

LEGAL DESCRIPTION:

SITUATED in the 2nd Civil District of Knox County, Tennessee to wit:

BEING all of Lot Nos. 5, 6, and 7 of Cruze and Adkins Subdivision of Bradley Lees Addition to Knoxville, Tennessee, as appears from map of said Addition of Record in Register's Office, of Knox County, Tennessee, in Deed Book 89, page 69, less that portion thereof deeded by E.

L. Burks and wife, Ida M. Burke to the City of Knoxville, Tennessee, to straighten Folsom Street.

DERIVATION:

BEING PART OF THE SAME property conveyed to H. C. McCrary, Jr., from Julia Elizabeth McCrary, by Will Book 15, Page 445, dated August 7th, 1930, and recorded on October 11, 1943, of record in the register's office for Knox County, Tennessee

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201501200038857 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201510190024597 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $211.00, in Instrument No. 201811060029092 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201812070035417 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $266.00, in Instrument No. 201501200038863 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201608020007506 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201810020021483 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201601150041650 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201610170025027 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $233.00, in Instrument No. 201612210039596 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201707260005965 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201712070035145 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $211.00, in Instrument No. 201808210011780 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201902040045846 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201909260021432 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $200.00, in Instrument No. 201912180041492 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $596.00, in Instrument No. 202101200058375 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $211.00, in Instrument No. 202110140031058 and of record in the register's office for Knox County, Tennessee.

Notice of Lien filed from the City of Knoxville against tax parcel (081E-M-001.00) in the principal amount of $211.00, in Instrument No. 202211170029674 and of record in the register's office for Knox County, Tennessee.

Serve: Jimmy Brown Johnson, Attorney City of Knoxville 400 Main Street, Knoxville, Tennessee 37902 for all 19 city of Knoxville liens filed.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Henry Clay McCrary, Jr. (H. C. McCrary, Jr.), died on or about December 19th, 1957, as found in an online obituary search. No estate was found probated in Knox County. Per obituary found, he was survived by his spouse, Frieda M. McCrary, who then died Testate on or about March 27th, 1995 with her last will and testament having been probated in the Knox county probate division, docket no. 51513-2. Said last will and testament devised said property to Julia Elizabeth Worthington Farry, Katherine Louisa Worthington Kinnard, Robert F. Worthington, Jr., The Family Trust of Frieda Henriette Miller McCrary, established under the Last Will and Testament of Frieda Henriette Miller McCrary, and Kitty Pope. Order to close estate without detailed accounting was entered in on May 21st, 1999.

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 Deed Book 89, Page 69, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,368.87

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,433.48

TAX ID: 081HF-006 **TAX SALE:** 25

TRUSTEE FILE: 298

OWNER(S) & ADDRESS(ES):

Bill Mays

811 Minnesota Ave, Knoxville, TN 37921

1316 Cassell Rd., Knoxville, TN 37912

COMMON DESCRIPTION:

811 Minnesota Ave, Knoxville, TN 37921

Lot 104, Block 13, Rosedale Land & Improvement Co.; Map Cabinet B, Slide 236B

50 X 144

LEGAL DESCRIPTION & DERIVATION:

SITUATED 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 Lot 104, Block 13, Rosedale Land and Improvement Co. (incorrectly cited as Lonsdale Land and Improvement Company's Addition on deed of record) as shown on the map of the same of record in Map Cabinet B, Slide 236B, (formerly Map Book 5, Page 247, and Map Book 17, Page 150), in the Register's Office for Knox County, Tennessee, said lot has a frontage of 50 feet on the western side of Minnesota Avenue and extends back in a westerly direction between parallel lines, 144 feet to the eastern line of an alley, and being bounded and described as shown on map of aforesaid addition to which map reference is made for a more particular description.

BEING the same property conveyed to Bill Mays by Warranty Deed from Anthony Pugliese and wife, Wanda Pugliese, dated June 22, 1995, recorded July 5, 1995, in Deed Book 2181, Page 479, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Mynatt Funeral Home, Inc. recorded a Judgment against Bill Mays, 1316 Cassell Dr., Knoxville, TN 37912, dated January 22, 2020, recorded February 18, 2020, in the amount of $5,028.25, plus any fees and penalties, of record in Instrument No. 202002180054354, in the Register's Office for Knox County, Tennessee. **SERVE: Joshua R. Holden, Attorney for Plaintiff, 445 S. Gay St. #401, Knoxville,TN 37901. Mynatt Funeral Home, 2829 Rennoc Rd., Knoxville, TN 37918; Registered Agent Walter E. Coomer Jr., 4915 Fort Sumter Rd., Knoxville, TN 37938.**

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:

Billy Joe Mays, Case No. 2023bk04156, Midde District of Tennessee, Property owned in at 408 W. Richland Ave., Waverly, TN 37185, Humphreys County, TN.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet B, Slide 236B in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,023.40

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,159.95

TAX ID: 081IA-001 **TAX SALE:** 25

TRUSTEE FILE: 299

OWNER(S) & ADDRESS(ES):

W.H. Crouch Estate

0 Adcock Ave, Knoxville, TN 37921

Mrs. S.W. Jones (listed on Property Assessor's Ownership Card)

4507 Sevierville Pk., Knoxville, TN 37920

COMMON DESCRIPTION:

0 Adcock Ave, Knoxville, TN 37921

250 X 380M X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District 8, (formerly 12) of Knox County, Tennessee, being further described as follows:

BEGINNING at a stake on top Sharp's Ridge on the line of Garrard and Ragsdale. Thence in a Southeasterly direction, 400 hundred feet along the division line of J. M. Ragsdale and C. W. Charlton, thence in a Southwesterly direction and at right angles with said division lines 250 feet to a stake; thence in a Northwestern direction and parallel to division line 400 feet more or less to the Garrard and Ragsdale Line. Thence with the Garrard and Ragsdale Line 250 feet to the beginning containing 2 ¼ acres more or less. There shall be a public alley of 10 feet in width extending along the division line from the intersection of Main St. to the above described property.

BEING the same property conveyed to W. H. Crouch by Warranty Deed from Thomas F. Kavanaugh, single, dated August 31, 1917, recorded November 12, 1917, in Book 302, Page 66, in the 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:

Unknown what W. H. Crouch stands for, so not able to locate his estate.

William H. Crouch found in Old Gray Cemetery on FindaGrave with date of death of 8/1/1941.Shown to have been predeceased by parents and spouse. No other heirs found.

Property appears to be landlocked.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,491.41

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,616.02

TAX ID: 081IA-03101 **TAX SALE:** 25

TRUSTEE FILE: 300

OWNER(S) & ADDRESS(ES):

Almeta Elizabeth Stevens or her heir(s)

1124 Adcock Ave, Knoxville, TN 37921

COMMON DESCRIPTION:

1124 Adcock Ave, Knoxville, TN 37921

Lot 437-440 and part of Lot 441, Rosedale Addition; Map Cabinet A, Slide 164D

145010 X 144 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATE in District No. Five (formerly Eight) of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, being known and designated as Lots 437, 438, 439, 440, and part of Lot 441, Block 32, Rosedale Land and Improvement Company Addition, as shown on the map of the same of record in Plat Cabinet A, Slide 164D (formerly Map Book 5, Page 247), in the Register's Office for Knox County, Tennessee, being more fully described as follows:

BEGINNING at a point in the east line of Adcock Street at the common corner between Lots 436 and 437, said beginning point being distant 50 feet northerly from the intersection of Adcock Street and Ambrose Street; thence from said beginning point with the east line of Adcock Street, North 4 deg. 15 min. East, 221.2 feet to the corner of property conveyed to Luther Bridges and wife in Deed Book 740, Page 79; thence with the line of said property, South 85 deg. 45 min. East, 144 feet to the west line of an alley; thence with said line, South 4 deg. 15 min. West, 221.2 feet to the corner of Lot 436; thence with the line of said lot, North 85 deg. 45 min. West, 144 feet to the place of BEGINNING.

BEING the same property conveyed to Chester W. Petty and wife, Mattie L. Petty by deed dated June 28, 1967 and recorded in Book 1355 Page 836 in the 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:

Estate of Chester Wilbert Petty filed for record in Docket 57847-3 in the Chancery Court of Knox County, Tennessee; estate closed on September 19, 2002. His Will devised the subject property to his spouse, Anita Louise Royal Petty for life with remainder to Almeta Elizabeth Petty Stevens.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: Five active bankruptcy cases were found for individuals named Michael Petty, a possible heir of Almeta Petty Stevens. None are in Tennessee.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 164D in the Register's Office for Knox County, Tennessee.

Per obituary found online, Mattie L. Petty died in 1980, survived by her spouse, Chester W. Petty.

A self-serving Affidavit was executed by Almeta Petty Stevens and recorded November 6, 2009, in Instrument No. 200911060032298 in the Register's Office for Knox County, Tennessee, stating that Anita Louise Royal Petty died on or about October 18, 2005.

According to an online obituary, Almeta Petty Stevens died on or about June 24, 2023, and was survived by son Michael Petty. No probate file found to confirm.

Almeta Stevens recorded two Notices of Completion for subject property dated August 8, 2019, recorded August 12, 2019, in Instrument No. 20190812001020; and dated January 2, 2020, recorded January 6, 2020, in Instrument No. 202001060045016, both in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,783.77

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,953.80

TAX ID: 081IB-025 **TAX SALE:** 25

TRUSTEE FILE: 301

OWNER(S) & ADDRESS(ES):

J. H. Bryant and Rachel Bryant (both assumed to be deceased)

0 Dakota Ave, Knoxville, TN 37921

PO Box 4334, Knoxville, TN 37921

COMMON DESCRIPTION:

0 Dakota Ave, Knoxville, TN 37921

Lot 341, Block 24, Rosedale Addition; Map Cabinet B, Slide 236B

150 X 144

LEGAL DESCRIPTION & DERIVATION:

Situate in District No. 8 of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, being known and designated as Lots 341, 342 and 343, Block 24, in the Rosedale Addition to the City of Knoxville, Tennessee, and as shown on the map of the same of record in Plat Cabinet B, Slide 236B (formerly Map Book 17, Page 150), in the Register's Office for Knox County, Tennessee, and being more particularly described as follows:

Said lot #341 fronts 50 feet on the South side of Dakota Avenue and extends back between parallel lines 144 feet to an alley. Said lot is bounded on the West by Burnside St. on the North by Dakota St. on the east by lot No. 342 and on the South by an alley.

Lot No. 342 and 343 fronts fifty feet each on the South side of Dakota Avenue and extends back between parallel lines 144 feet to an alley. Said lots are bounded on the west by Lot 341 and on the North by Dakota Avenue on the East by Lot 344 and on the south by an alley.

The only document found of record is a Deed of Trust from J. H. Bryant and wife, Rachael Bryant, to A.R. Ambrister (Trustee), dated October 20, 1923, in Book TD288, Page 194, in the Register's Office for Knox County, Tennessee. No Warranty Deed into the Bryants was able to be located.

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: Nothing found

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet B, Slide 236B in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,695.16

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,486.43

TAX ID: 081IB-026 **TAX SALE:** 25

TRUSTEE FILE: 302

OWNER(S) & ADDRESS(ES):

Martha L. Blalock SLD and Julius S. Thigpen (per tax card)

1222 Dakota Ave, Knoxville, TN 37921

1407 Grainger, Knoxville, TN 37917

COMMON DESCRIPTION:

1222 Dakota Ave, Knoxville, TN 37921

Lot 344 and part of Lot 345, Rosedale Addition; Plat Cabinet B, Slide 236B

75 X 144

LEGAL DESCRIPTION & DERIVATION:

Situate in District No. 8 of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 344 and the south half of Lot 345, Block 24, Rosedale Addition as shown on map of the same of record in Plat Cabinet B, Slide 236B (formerly Map Book 17, Page 150), in the Register's Office for Knox County, Tennessee.

No deed found of record. A Trust Deed dated October 12, 1970, of record in Book 1568 Page 986 shows Julius S. Thigpen and wife, Dorothy E. Thigpen as owners of record. Deed is shown as dated June 17, 1966 but no deed has been found into them for that date (or any other dated.)

No evidence that Martha Blalock or Mae Blalock Atchley were owners. (Will of Mae Blalock Atchley, recorded in Will Book 32 Page 917 is shown as vesting instrument on Tax Card).

INTERESTED PERSONS (ENCUMBRANCES): None found.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Mae Blalock Atchley, Will Book 32 Page 917, Knox County Probate.

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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Plat Cabinet B, Slide 236B in the Register's Office for Knox County, Tennessee.

According to deed of record in Instrument No. 202407100001652 for 1116 & 1128 Dakota Ave., Julius Thigpen died on or about August 17, 1970 and his estate was never probated. He was survived by wife, Dorothy Thigpin and three children, Joseph E. Thigpen, Timothy Daniel Thigpin, and J. David Thigpin. Dorothy Thigpin died on or about March 17, 2001 and her estate was never probated. She was unmarried at the time of her death and had only three children born to her or adopted by her, namely: Joseph E. Thigpen, Timothy Daniel Thigpin, and J. David Thigpin.

According to Findagrave.com, Martha L. Blalock (listed on Property Assessor's Ownership Card) died on or about October 5, 1969.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,770.22

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,583.03

TAX ID: 081IB-027 **TAX SALE:** 25

TRUSTEE FILE: 303

OWNER(S) & ADDRESS(ES):

Unknown Heirs of Carl Pearcy

1216 Dakota Ave, Knoxville, TN 37921

COMMON DESCRIPTION:

1216 Dakota Ave, Knoxville, TN 37921

Lot 346 and part of Lot 345, Rosedale Addition; Map Cabinet B, Slide 236B

75 X 144P

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 8 of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, being known and designated as the north half of Lot 345 and all of Lot 346, Block 24, Rosedale Addition as shown on the map of same of record in Map Cabinet B, Slide 236B (formerly Map Book 17, Page 150) in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Carl Pearcy by Warranty Deed from Gussie Bell Sledge dated April 10, 1930, recorded May 9, 1930, in Book 506, Page 253 in the 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:

Subject to all matters as shown on plat of record in Map Cabinet B, Slide 236B in the Register's Office for Knox County, Tennessee.

According to document of record in Deed Book 1328, Page 650 in the Register's Office for Knox County, Tennessee, concerning other real property, Carl Pearcy died (date unknown) leaving Ellen Louise McKinney Pearcy as surviving tenant by the entirety. Ellen Louise McKinney Pearcy remarried in 1941 and became known as Ellen Louise Gross. Ellen Louise McKinney Pearcy was a/k/a Ellen Louise McKinney Maxwell and a/k/a Ellen Louise McKinney Gross. No probate found for her in Knox County or further information found on the internet.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,945.16
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,834.19

TAX ID: 081IB-029 **TAX SALE:** 25
TRUSTEE FILE: 304
OWNER(S) & ADDRESS(ES):
Unknown heirs of Charlotte Evans
1204 Dakota Ave., Knoxville, TN 37921
(this is a vacant lot)
COMMON DESCRIPTION:
1204 Dakota Ave, Knoxville, TN 37921
Lot 348, Blk 24, Rosedale Add Map Book 17, Page 150
50 X 144
LEGAL DESCRIPTION & DERIVATION:
SITUATED in District Eight (8), and within the 19th Ward of Knoxville, Tennessee, and being lot number 348 (block 24) of Rosedale Land and Improvement Co. Addition to the City of Knoxville, Tennessee, as shown by map of said subdivision of record in Map Book 17, Page 150 (Plat Book B Slide 236B)in the Register's Office for Knox County, Tennessee. Said lots having a frontage of 50 feet on the south side of Dakota Avenue, and running southward between parallel lines 145 feet to an alley.
BEING the same property conveyed to James Evans and Charlotte Evans by Warranty Deed from C. S. Herron and wife, B. M. Herron, dated May 29, 1928, recorded May 31, 1928, in Deed Book 480, Page 315 in the Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):
The State of Tennessee Department of Revenue recorded a Notice of State Tax Lien against James Evans, No Problem Automotive, 121 Dogwood Ln, Maynardville, TN 37807, dated October 21, 2019, recorded June 19, 2015, and of record in Instrument No. 201506260071457 in the Register's Office for Knox County, Tennessee. **SERVE: The State of Tennessee Department of Revenue, Collection Services Division, Andrew Jackson State Office Building, Nashville, TN 37242.**
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 all matters as shown on plat of record in Map Book 17, Page 150 (Plat Book B Page 236B) in the Register's Office for Knox County, Tennessee.
Per Deeds of record in Book 853 Page 67 and Book 853 Page 71, it appears that James Evans predeceased Charlotte Evans, having died sometime before 1950. Charlotte Evans and the children of James Evans are listed as residents of Allegheny County, Pennsylvania in 1950. Unable to trace heirs with information available.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,612.89
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,373.87

TAX ID: 081IB-030 **TAX SALE:** 25
TRUSTEE FILE: 305
OWNER(S) & ADDRESS(ES):
Unknown heirs of John Burgin
1200 Dakota Ave., Knoxville, TN 37921
COMMON DESCRIPTION:
1200 Dakota Ave, Knoxville, TN 37921
Lot 349, Blk 24, Rosedale Add Map Book 17, Page 150
50 X 144
LEGAL DESCRIPTION & DERIVATION:
SITUATED in District Eight (8), and within the 19th Ward of Knoxville, Tennessee, and being lot number 349 (block 24) of Rosedale Land and Improvement Co. Addition to the City of Knoxville, Tennessee, as shown by map of said subdivision of record in Map Book 17, Page 150 (Plat Book B Slide 236B)in the Register's Office for Knox County, Tennessee. Said lot being on the corner of Dakota Avenue and Ambrose Street, and having a frontage of 50 feet on Dakota Avenue, and running in a Southerly direction between parallel lines 145 feet to an alley.
BEING the same property conveyed to John Burgin by Warranty Deed from C. S. Herron and wife, Bobbie Herron, dated November 26, 1927, recorded November 26, 1927, in Deed Book 160, Page 315 in the 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:
Subject to all matters as shown on plat of record in Map Book 17, Page 150 (Plat Book B Page 236B) in the Register's Office for Knox County, Tennessee.
Based on age of deed, John Burgin is assumed to be deceased. No probate or other information found.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,612.89
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,373.87

TAX ID: 081IB-043 **TAX SALE:** 25
TRUSTEE FILE: 306
OWNER(S) & ADDRESS(ES):
Heirs of Charles S. Brown and Betty Anne Brown:
Charles S. Brown
5611 Waldens Farm Dr., Powder Springs, GA 30127
Darryl N. Brown
3036 Boyd Street, Knoxville, TN 37921
Other Addresses found for Charles and Betty Brown:
1710 Delaware Ave, Knoxville, TN 37921
2137 Major Street, Knoxville, TN 37921
110 Hanover Place, Oak Ridge, TN 37830
Devisees of Katie Davis Lauderback:
Lillian Marguerite Steele
1540 Ohio Ave, Knoxville, TN 37921
Lois LeFlore
3305 Thomas St., Knoxville, TN 37921
COMMON DESCRIPTION:
0 Dakota Ave, Knoxville, TN 37921
Lot 361, Block 26, Rosedale Add; Map Cabinet B, Slide 236B
50 X 144
LEGAL DESCRIPTION & DERIVATION:
Locate and being situated in the Eighth (8th) Civil District of the County of Knox, State of Tennessee, being in and a part of the Rosedale Land and Improvement Co.'s Addition to the City of Knoxville, Tennessee and more particularly described as follows: That certain Lot of ground numbered three hundred and six-one (361) in Block Twenty-Six (26) of the Rosedale Land and Improvement Co's Addition to the city of Knoxville, Tennessee, fronting fifty 950) feet on the east side of Dakota Avenue and running back between parallel lines, parallel to Davis Street, one hundred forty-four (144) feet to an alley.
BEING part of the same property conveyed to Charles S. Brown and spouse Betty Anne Brown, by Warranty Deed from Ronnie Johnson and spouse Angie Johnson, dated February 27, 2003, recorded February 8, 2005, in Instrument No. 200502080063036 in the 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: H. C. Davis AKA Henry Clarence Davis – 18451; Katie Davis Lauderback Docket No. 56302-3, 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:
Subject to all matters as shown on plat of record in Map Cabinet B, Slide 236B in the Register's Office for Knox County, Tennessee.
Property originally titled in H. C. Davis, being one and the same as Henry Clarence Davis. Per Affidavit of Heirship of record in H.C. Davis died on or about 11/19/1965, leaving his widow, Annie Kate Davis Lauderbeck, as his sole heir.
Annie Kate Lauderbeck died testate on or about March 14, 1999. She devised the "real property in fee simple at 1014 Dakota Avenue, Knoxville, TN 37921", to grandson Ronnie Johnson and wife, Angie Johnson. (1014 Dakota Ave is Lot 362; tax ID 081IB-043.01) Unclear if this devise included the vacant lot at 0 Dakota Ave.. Lot 361. Residual estate left to Lillian Marguerite Steele and Lois LeFlore.
Ronnie and Angie Johnson conveyed any interest they had in the property to Charles and Betty Anne Brown. Per information contained in Instrument No. 202408090008111, both Charles and Betty Brown are deceased. Heirs are Charles A. Brown and Darryl N. Brown.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,770.22
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,602.30

TAX ID: 081IB-044 **TAX SALE:** 25
TRUSTEE FILE: 307
OWNER(S) & ADDRESS(ES):
Unknown heirs of Harvey Thompson
C/O Jewell Mangham
10091 Keemar Court, Cleveland, OH 44106
COMMON DESCRIPTION:
0 Dakota Ave, Knoxville, TN 37921
Lot 363, Block 26, Rosedale Add; Map Cabinet B, Slide 236B
50 X 144
LEGAL DESCRIPTION & DERIVATION:
Situated in the Eighth (8th) Civil District of the Knox County, Tennessee, being Lot number Three Hundred and Sixty-three (363) in the Rosedale Land and Improvement Co's Addition to the city of Knoxville, Tennessee, fronting fifty (50) feet on the east side of Dakota Avenue and running back between parallel lines 144 feet to an alley.
BEING the same property conveyed to Harvey Thompson, by Warranty Deed from W. F. Hankins and wife, Matilda Hankins, dated February 8, 1940, recorded February 8, 1940, in Book 609 Page 171 in the 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:
Subject to all matters as shown on plat of record in Map Cabinet B, Slide 236B in the Register's Office for Knox County, Tennessee.
Harvey Thompson appears to be deceased; Per Find A Grave, Jewell Thompson Mangham died in Ohio on 1/12/79, having been predeceased by father, Harvey Thompson and mother, Fannie Pearson. She was apparently survived by spouse, Luther Bernard Mangham Sr. who died in 2011 in Ohio, survived by children Bettye Smedley, Carolyn Mack, Barbara Bailey, Shirley Shanklin, Luther Mangham Jr., Joseph Mangham, and was predeceased by son David Mangham.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,612.89
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,373.87

TAX ID: 081IC-008 **TAX SALE:** 25
TRUSTEE FILE: 308
OWNER(S) & ADDRESS(ES):
Heirs of Lillie Mae Pitts
C/O Malissie McCullor
1324 South Sawyer, Chicago, IL 60623
1101 Texas Ave., Knoxville, TN 37921
COMMON DESCRIPTION:
1101 Texas Ave, Knoxville, TN 37921
Lot 194,Blk 17 Rosedale Add.; Map Cabinet A, Slide 160D
50X144
LEGAL DESCRIPTION & DERIVATION:
SITUATED in 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 all of Lot 194, Block 17, Rosedale Addition, said lot lying and being 50 feet thereon and extending back in a northerly, or northwesterly direction between parallel lines a distance of 144 to an alley, being bounded on the east by the west line of O'Neil (formerly Davis) Street, all as more fully shown on map of the same of record in Map Cabinet A, Slide 160D (formerly Map Book 5, Page 247), in the Register's Office for Knox County, Tennessee, to which specific reference is hereby made for a more particular description,
BEING the same property conveyed to Lillie Mae Pitts by Warranty Deed from B. Frank Evans and wife, Nannie Belle Evans, dated July 22, 1968, recorded July 31, 1968, in Book 1386 Page 34 in the 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:
Subject to all matters as shown on plat of record in Map Cabinet A, Slide 248B in the Register's Office for Knox County, Tennessee.
Per obituary found online, Lillie Mae Pitts died on or about 9/10/1982. She was survived by spouse, Offie Pitts, and Children, Mattie Butler, Ruby Butler, Malassie McCullor, Evergreen Dotson, and Fannie Means. No probates or current property in Knox County found for survivors.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,897.23
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,296.38

TAX ID: 081IK-016 **TAX SALE:** 25
TRUSTEE FILE: 309
OWNER(S) & ADDRESS(ES):
Christopher L. Goins
1124 Delaware Ave., Knoxville, TN 37921
COMMON DESCRIPTION:
1124 Delaware Ave., Knoxville, TN 37921
Lot 31, Blk 24, Lonsdale Land Company's Addition.; Map Cabinet A, Slide 143B
50 x 133
LEGAL DESCRIPTION & DERIVATION:
SITUATED in District Number Eight (8) of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 31, Block 24, Lonsdale Land Company's Addition aka Lonsdale adjoining Knoxville East Tennessee to the City of Knoxville, Tennessee, as shown on map of the same of record in Map Cabinet B, Slide 143B (formerly Map Book 5, Page 183), in the Register's Office for Knox County, Tennessee, to which specific reference is hereby made for a more particular description. Said Lot has frontage of 50 feet on Delaware Avenue and extends back between parallel lines a distance of 133 feet.
BEING the same property conveyed to Christopher L. Goins, unmarried, by Warranty Deed from Arthur Arce and wife, Aldrea Garcia on July 12, 2018 recorded July 16, 2018, in Instrument No. 201807160003122 in the 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:
Subject to all matters as shown on plat of record in Map Cabinet B, Slide 143B in the Register's

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,296.45
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $4,556.07

TAX ID: 081IQ-035 **TAX SALE:** 25
TRUSTEE FILE: 311
OWNER(S) & ADDRESS(ES):
John Reynolds
C/O Mrs. James Kennedy
622 E 38th St, Los Angeles, CA 90011
COMMON DESCRIPTION:
0 Thomas St., Knoxville, TN 37921
70M X 230M X IRR
LEGAL DESCRIPTION & DERIVATION:
"the Tract of Land on which Samuel Cox lived on in the County of Knox."
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:
Deed reference on the tax card is a deed from 1809. Deed cited is from Margrat Cox, Widow of Samuel Cox, to John Miller, George Peery, Benjamin Condry, Alexander Foigy, and John Reynolds, as Guardians of the Children of Samuel Cox for the land Samuel Cox lived on. No description on deed. I tried all methods to find information on this property, estate of Samuel Cox, etc., but due to age and lack of information, unable to find any information on current ownership.
Unclear if the John Reynolds on the tax card is the same John Reynolds who served as guardian. No way to track down Mrs. James Kennedy in Los Angeles.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 081IS-013 **TAX SALE:** 25
TRUSTEE FILE: 312
OWNER(S) & ADDRESS(ES):
Construction & Supply LLC
0 Ohio Ave, Knoxville, TN 37921
429 Grandview Ave., Knoxville, TN 37919
COMMON DESCRIPTION:
0 Ohio Ave, Knoxville, TN 37921
Lot 1, 2, S.H. Robinson's Resub G.M. Brooke Lands; Map Cabinet A, Slide 316D
84 X 140.47 X IRR
LEGAL DESCRIPTION & DERIVATION:
SITUATED in District 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 1 and 2, S.H. Robinson's Resubdivision of Gilbert M. Brooke Lands, as shown by map of same of record in Map Cabinet A, Slide 316D (formerly Map Book 10, Page 8), 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 Construction & Supply, LLC, a Tennessee Limited Liability Company by Warranty Deed from Betty A. Ensor dated December 20, 2006, recorded February 26, 2007, in Instrument No. 200702260068797 in the Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):
1. The City of Knoxville recorded a Notice of Lien against Construction & Supply, LLC, 429 Grandview Avenue, Knoxville, TN 37919 dated December 27, 2018, recorded January 3, 2019, in the original principal amount of $211.00, of record in Instrument No. 20191030040529, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**
2. The City of Knoxville recorded a Notice of Lien against Construction & Supply, LLC, 429 Grandview Avenue, Knoxville, TN 37919 dated August 21, 2018, recorded August 22, 2018, in the original principal amount of $266.00, of record in Instrument No. 201808220012065, in the Register's Office for Knox County, Tennessee. . **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**
3. The City of Knoxville recorded a Notice of Lien against Construction & Supply, LLC, 429 Grandview Avenue, Knoxville, TN 37919 dated October 25, 2018, recorded October 26, 2018, in the original principal amount of $222.00, of record in Instrument No. 201810260026768, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**
4. The City of Knoxville recorded a Notice of Lien against Construction & Supply, LLC, 429 Grandview Avenue, Knoxville, TN 37919 dated September 21, 2017, recorded September 21, 2017, in the original principal amount of $332.00, of record in Instrument No. 201709210018560, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**
5. The City of Knoxville recorded a Notice of Lien against Construction & Supply, LLC, 429 Grandview Avenue, Knoxville, TN 37919 dated September 22, 2016, recorded September 23, 2016, in the original principal amount of $266.00, of record in Instrument No. 2016092530019615, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**
6. The City of Knoxville recorded a Notice of Lien against Construction & Supply, LLC, 429 Grandview Avenue, Knoxville, TN 37919 dated February 24, 2015, recorded February 25, 2015, in the original principal amount of $211.00, of record in Instrument No. 201502250045688, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**
7. The City of Knoxville recorded a Notice of Lien against Construction & Supply, LLC, 429 Grandview Avenue, Knoxville, TN 37919 dated September 30, 2015, recorded October 1, 2015, in the original principal amount of $266.00, of record in Instrument No. 201510010020800, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, 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:
Subject to all matters as shown on plat of record in Map Cabinet A, Slide 316D in the Register's Office for Knox

County, Tennessee.

Construction & Supply, LLC, 429 Grandview Dr. Knoxville, TN 37919, is an inactive LLC according to the Tennessee Secretary of State website. It was administratively dissolved on August 22, 2008.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,982.96
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,895.72

TAX ID: 081IS-023 **TAX SALE:** 25
TRUSTEE FILE: 314
OWNER(S) & ADDRESS(ES):
Lynn Clemons and Wanda Clemons
3324 Gap Rd, Knoxville, TN 37921
3334 Gap Rd, Knoxville, TN 37921
COMMON DESCRIPTION:
3324 Gap Rd, Knoxville, TN 37921
Lot 1, W.E. Sims Subdivision; Map Cabinet D, Slide 106C
115.85 X 152.5 X IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in the 5th (formerly 8th) Civil District of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 1, in the W.E. Sims Subdivision, as shown on the map of the same of record in Map Cabinet D, Slide 106C (formerly Map Book 35S, Page 27) in the Register's Office for Knox County, Tennessee, and being more fully describes as follows:

BEGINNING at a point in the Northeast line of Gap Street corner to Lots 1 and 2 in said Addition and located 103.2 feet, more or less, from the intersection of said line with Gap Street with the center line of Bonny Avenue; thence North 58 deg. 24 min. West, with the line of Lot 2, 152.5 feet to a pipe; thence South 29 deg. 56 min. East, 114.5 feet to a pipe; thence South 57 deg. 44 min. West, 149.1 feet to a point in the Northwest line of Gap Street; thence with the said line of Gap Street, North 31 deg. 36 min. West, 115.85 feet to the place of BEGINNING; as shown by the survey of T.J. Hatmaker, dated 14 September, 1972, and bearing drawing No. 31381.

BEING the same property conveyed to Lynn Clemons and wife, Wanda Clemons, married persons, by Quit Claim Deed from Michael Samuel Moore, a single individual, Douglas Garland Moore and wife, Lucille McAfee Moore, married persons, Robert Lawrence Moore, a single individual, Tammy Denise Moore Thomas, a single individual, and Jennifer Elaine Moore Winton and husband, Charles Winton, dated March 22, 2005, recorded November 28, 2005, in Instrument No. 200511280046699 in the Register's Office for Knox County, Tennessee. See further Affidavit of Wanda Clemons of record in Instrument No. 200511280046699 as to the heirs of Raymond D. Moore and Constance J. Moore.

And being the same property conveyed to Raymond D. Moore and wife, Constance J. Moore by deed dated June 22, 1976 recorded in Book 1583 Page 565 in the 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:

Subject to all matters as shown on plat of record in Map Cabinet D, Slide 106C in the Register's Office for Knox County, Tennessee.

Heirship Affidavit of record in Instrument No. 200511280046699 is self-serving.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $0.00
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,338.23

TAX ID: 081KA-021 **TAX SALE:** 25
TRUSTEE FILE: 315
OWNER(S) & ADDRESS(ES):
Unknown Heirs of Archie Hill
203 W Columbia Ave, Knoxville, TN 37921
5208 Asbury Cemetery Rd., Knoxville, TN 37914
Per City Lien and obituary, heirs listed as:
Tony Hill
7804 Stanley Road, Lot 40, Powell, TN 37849
Keith Hill
7109 South 68th Avenue, Laveen, AZ 85339
Norma Jean Reese
175 Reese Lane, Dayton, TN 37321
Jerry Martin
Address Unknown
Tracy Lynn Hill (deceased)
Autumn Lynn
Address Unknown
Austin Lynn
Address Unknown
COMMON DESCRIPTION:
203 W Columbia Ave, Knoxville, TN 37921
Lot 11, Block E, Oak Grove Add; Map Cabinet A, Slide 219A
51.6 X 150
LEGAL DESCRIPTION & DERIVATION:

SITUATED in the 2nd District of Knox County, Tennessee and within the 17th Ward of the City of Knoxville, Tennessee, being all of Lot 11, Block K, of the Oak Grove Addition in the Register's Office for Knox County, Tennessee in Map Cabinet A, Slide 219A (formerly Map Book 7, Page 23).

BEING the same property conveyed to Archie Hill by Warranty Deed from Caleb Hurst dated January 31, 2012, recorded February 7, 2012, in Instrument No. 201202070043304, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Archie W. Hill, 5208 Asbury Cemetery Rd., Knoxville, TN 37914, dated December 30, 2024, recorded January 9, 2025, in the original principal amount of $224.20, plus fees, of record in Instrument No. 202501090036024 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Lien against Archie W. Hill, 5208 Asbury Cemetery Rd., Knoxville, TN 37914, dated April 11, 2024, recorded April 15, 2024, in the original principal amount of $224.20, plus fees, of record in Instrument No. 202404150050663 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Archie W. Hill, 5208 Asbury Cemetery Rd., Knoxville, TN 37914, dated November 9, 2022, recorded November 10, 2022, in the original principal amount of $211.00, plus fees, of record in Instrument No. 202211100028428 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Archie W. Hill, 5208 Asbury Cemetery Rd., Knoxville, TN 37914, dated June 3, 2019, recorded June 4, 2019, in the original principal amount of $7,014.35, plus fees, of record in Instrument No. 201906040071759 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Archie W. Hill, 5208 Asbury Cemetery Rd., Knoxville, TN 37914, dated December 11, 2018, recorded December 13, 2018, in the original principal amount of $233.00, plus fees, of record in Instrument No. 201812130036535 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Archie W. Hill, 5208 Asbury Cemetery Rd., Knoxville, TN 37914, dated August 20, 2018, recorded August 21, 2018, in the original principal amount of $299.00, plus fees, of record in Instrument No. 201808210011732 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

7. The Department of the Treasury – Internal Revenue Service recorded a Notice of Federal Tax Lien against Archie W. Hill, 5208 Asbury Cemetery Rd., Knoxville, TN 37914, dated May 3, 2018, recorded May 14, 2018, in the original principal amount of $37,458.76, plus fees, of record in Instrument No. 201805140067201, in the Register's Office for Knox County, Tennessee. **SERVE: Internal Revenue Service, Small Business/ Self Employed Area #5607 14th Street, NW, 4th Floor, Washington, DC, 20424.**

8. The City of Knoxville recorded a Notice of Lien against Archie W. Hill, 5208 Asbury Cemetery Rd., Knoxville, TN 37914, dated February 8, 2018, recorded February 9, 2018, in the original principal amount of $211.00, plus fees, of record in Instrument No. 201802090047140 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

9. The City of Knoxville recorded an Order against Archie W. Hill, deceased, All known, unknown, and unborn heirs, Tony Hill 7804 Stanley Road, Lot 40, Powell, TN 37849, Keith Hill, 7109 South 68th Avenue, Laveen, AZ, 85339, Norma Jean Reese, 175 Reese Lane, Dayton, TN 37321, Jerry Martin, Address Unknown, Tracy Lynn Hill, deceased, Autumn Lynn, Address Unknown, Austin Lynn, Address Unknown, declaring the structure at 203 West Columbia Ave, CLT # 081KA-021as unfit; dated December 19, 2017, recorded December 20, 2017, of record in Instrument No. 201712200037881 in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder City of Knoxville, Neighborhood Codes Enforcement, 400 Main St., Room 520, 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:

Tony Hill, Case No. 2021bk14403, District of Maryland, No Tennessee property.

Tony Hill, Case No. 2023bk03246, Eastern District of North Carolina, No Tennessee property.

Tony Gregory Hill, Case No. 2022bk70376, Middle District of Georgia, No property.

Tony Lee Hill, Case No. 2023bk70458, Eastern District of Kentucky, No Tennessee property.

Tony Travis Hill, Case No. 2025bk30130, Northern District of Ohio, No Tennessee property.

Keith Lavonne Hill, Case No. 2022bk53181, Northern District of Georgia – Atlanta Division, No property.

Keith Dorian Hill, Case No. 2023bk20456, Western District of Pennsylvania, No Tennessee property.

Keith Everett Hill, Case No. 2021bk10519, Central District of California, No property.

Keith Jamar Hill, Case No. 2025bk10437, Southern District of Florida, No property.

Norma Jean Reese, Case No. 2024bk34135, Eastern District of Virginia, No Tennessee property.

8 open cases for Jerry Martin – one in Tennessee: Jerry Wayne Martin, Case No. 2024bk04918, Middle District of Tennessee, property at 4616 Artelia Drive, Antioch, TN 37013, Davidson County.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 219A in the Register's Office for Knox County, Tennessee.

The vesting deed of record in Instrument No. 201202070043304 refers to subject property being in Block K, but it should be Block E, per the plat of record in Plat Cabinet A, Slide 219A.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,337.63
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,567.31

TAX ID: 081LP-019 **TAX SALE:** 25
TRUSTEE FILE: 317
OWNER(S) & ADDRESS(ES):
Shirley M. Gibson, Trustee of the Shirley M. Gibson Trust
1203 Harvey St, Knoxville, TN 37917
P.O. Box 11124, Knoxville, TN 37939
COMMON DESCRIPTION:
1203 Harvey St, Knoxville, TN 37917
Part of Lots 389, 390, and 391, Dameron's Add.; Map Cabinet A, Slide 180D
38.45 X 143.4 IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Second (2nd) Civil District of Knox County, Tennessee and in the Eleventh (11th) Ward of the City of Knoxville, and being a portion of Lots 389, 390 and 391 in DAMERON'S ADDITION to Knoxville, Tennessee, being more particularly described as follows:

BEGINNING at an iron rod set in the Southeast right of way line of Harvey Street said iron rod being at the comer of Parcel 20 and the property herein described; thence with the line of Parcel 20, South 43 deg. 03 min. 53 sec. West, 143.31 feet to an iron rod, comer of Parcel 23; thence with the line of Parcel 23, North 46 deg. 22 min. 22 sec. West, 34.51 feet to an iron rod at the East line of a 10 foot alley; thence with the line of said alley, North 43 deg. 23 min. 00 sec. East, 125.70 feet to an iron rod in the Southeast right of way line of Harvey Street; thence with said right of way, South 74 deg. 00 sec. 00 min. East, 37.96 feet to the POINT OF BEGINNING, according to survey of Kenneth R. Church, FLS #1004, dated July 23, 1993.

BEING the same property conveyed to Shirley M. Gibson, Trustee of the Shirley M. Gibson Trust, by Quitclaim Deed from Timothy C. Gibson and wife, Tina A. Gibson, dated March 1, 2007, recorded March 3, 2007, in Instrument No. 200703140074566 in the 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 180D in the Register's Office for Knox County, Tennessee.

See Declaration of Trust for the Shirley M. Gibson Trust of record in Instrument No. 201208100008978 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $591.85
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $8,689.40

TAX ID: 081LP-035 **TAX SALE:** 25
TRUSTEE FILE: 318
OWNER(S) & ADDRESS(ES):
Shirley M. Gibson, Trustee
The Shirley M. Gibson Trust
315 Rader Pl, Knoxville, TN 37917
P.O. Box 11124, Knoxville, TN 37939
COMMON DESCRIPTION:
315 Rader Pl, Knoxville, TN 37917
Part of Lot 115, Mountain View Add.; Map Cabinet A, Slide 177C
25 X 182
LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Third (3rd) Civil District of Knox County, Tennessee and in the Eleventh (11th) Ward of the City of Knoxville, Tennessee, being known and designated as part of LOT 115, MOUNTAIN VIEW ADDITION, as shown on the map of record in Map Cabinet A, Slide 177C (formerly Map Book 5, Page 296) in the Register's Office for Knox County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northwest line of Rader Alley, distant 170 feet northeasterly from the northeast line of Cornelia Street; thence from said Point of Beginning in a northwesterly direction parallel with Cornelia Street, 82 feet to a point; thence in a northwesterly direction parallel with Rader Alley, 25 feet to a point; thence in a southeasterly direction, 82 feet to the northwest line of Rader Alley; thence with said line in a southwesterly direction, 25 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Shirley M. Gibson, Trustee of the Shirley M. Gibson Trust, by Quitclaim Deed from Timothy C. Gibson and wife, Tina A. Gibson, dated June 14, 2007, recorded June 20, 2007, in Instrument No. 200706200104725, in the 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 177C in the Register's Office for Knox County, Tennessee.

See Declaration of Trust for the Shirley M. Gibson Trust of record in Instrument No. 201208100008978 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $482.56
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,147.37

TAX ID: 081NA-012 **TAX SALE:** 25
TRUSTEE FILE: 319
OWNER(S) & ADDRESS(ES):
Heirs of Willa Dean Bullard Hutchens,
Heirs of John E. Bullard, Jr.,
Heirs of David Joe Bullard,
Frank D. Bullard
Heirs of Omega Bullard Holland
0 Marion St, Knoxville, TN 37918
5024 Hedgewood Dr., Knoxville, TN 37918
COMMON DESCRIPTION:
0 Marion St, Knoxville, TN 37918
Part of Lots 25 and 26, Anderson Heirs Estate; Map Cabinet A, Slide 176A
100 X 100
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Three (3), within the TWENTIETH (20th) Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

TRACT I: Being the West 110 feet of Lot 25 of Anderson Heirs Estate, as shown by map of record in Map Cabinet A, Slide 176A (formerly Map Book 5, Page 290), in the Register's Office of Knox County, Tennessee, said lot lies on the East side of Marion Street and fronts 50 feet thereon, and runs back between parallel lines 110 feet to the West line of Highway Project I-507-(2); and is more particularly described as follows:

BEGINNING at a stake in the Northeast right-of-way line of Marion Street 200 feet, more or less, from the intersection of Marion Street and Stuart Ave. and running thence 50 feet, more or less, along the Northeast right-of-way line to a stake in the property line between Ward and Kitts; thence in a Northeasterly direction along the property line between Ward and Kitts, 110 feet, more or less, to a stake in the Southwest right-of-way line of Highway Project I-507-(2); thence along said line 50 feet more. or less, to a stake in the property line between Ward and Bryant; thence in a Southeasterly direction along the property line between Ward and Bryant, 110 feet, more or less, to the point of BEGINNING, containing 5,500 square feet more or less.

TRACT II: Being part of Lot 26 as shown on aforesaid map to which map reference is made for a more particular description, said portion of Lot 26 fronts 50 feet on the Easterly or Northeasterly side of Marion Street and extends back 110 feet to the line of property heretofore conveyed to State of Tennessee (Interstate 75).

BEING the same property conveyed to Willa Dean Bullard Hutchens, John E. Bullard, Jr., David Joe Bullard, Frank D. Bullard and Omega Bullard Holland by Warranty Deed from John E. Bullard, widower, dated October 22, 1970, recorded October 29, 1970, in Deed Book 1440, Page 490 in the 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 for title holders. One assumed heir, Eula G. Bullard – Docket No. 61773-2.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found.
OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 176A in the Register's Office for Knox County, Tennessee.

Per information found online:

WillaDean Bullard Hutchesons died on or about 7/30/1977;

Per Affidavit of record in Instrument No. 200404190096039, John E. Bullard Jr. died on or about 10/9/1976; survived by wife, Eula Sharpe (died 8/11/2003;Probate file 61773-2); her heirs listed are Jeannette F. Hansard (date of death 11/22/2023· survived by daughter, Allison Hickman).; Charles E. Sharp (date of death 8/18/2024· survivors are nieces,Allison Hickman, Tami Kistler and PennyBowers.); Verlin C. Sharpe(deceased) Elvin L. Sharpe (date of death 5/17/14 survived by daughter, Tami Kistler). Predeceased by sister Edna M. Gibson – unknown if she left issue.

David Joe Bullard died on or about 1/23/2012, survived by his wife, Mildred McNish Bullard, and children Phyllis Angela Wires and Jack Bullard. Predeceased by his sons, John Bullard Jr., Robert Bullard and David Bullard. Jack Bullard died on or about 7/18/22, survived by his Mother, Mildred Bullard and his sister Angela Wires.

Omega B. Holland died on or about 6/21/1976; no obituary found.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,708.30
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,505.68

TAX ID: 0810E-038 **TAX SALE:** 25
TRUSTEE FILE: 322
OWNER(S) & ADDRESS(ES):
Unknown heirs of Powell Johnston
Ira J. Johnston, Administrator of Estate
0 Lonsdale Pike, Knoxville, TN 37921
COMMON DESCRIPTION:
0 Lonsdale Pike., Knoxville, TN 37921
242 X 176 X IRR
LEGAL DESCRIPTION & DERIVATION:

Situate in District 12 of Knox County, Tennessee, in what is known as Doll, Mynderse & Brownlee Third Addition to Knoxville, Tennessee, and particularly described as being Lot Number 27 as shown on map of said addition now of record in the Register's Office for Knox County, Tennessee.

BEING part of the property conveyed to Powell Johnston by deed dated May 23, 1906 and of record in Book 198 Page 170 in the 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 111C and Plat Cabinet A, Slide 14D in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,593.45

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,351.06

TAX ID: 081OF-001 **TAX SALE:** 25

TRUSTEE FILE: 323

OWNER(S) & ADDRESS(ES):

Bill Mayes
1118 Maryland Ave, Knoxville, TN 37921
1316 Cassell Dr, Knoxville, TN 37912

COMMON DESCRIPTION:

1118 Maryland Ave, Knoxville, TN 37921
Lot 66, 67, Doll, Mynderse & Brownlee's 3rd Addition; Map Cabinet A, Slide 111C and Map Cabinet A, Slide 14D
126 X 155M X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Five (5) (formerly Eight (8)), of Knox County, Tennessee within the 19th Ward of the City of Knoxville, Tennessee, being known and designated as Lots 66 and 67, Doll, Mynderse and Brownlee's Third Addition, as shown on the map of the same of record in Map Cabinet A, Slide 111C (formerly Map Book 4, Page 66), in the Register's Office for Knox County, Tennessee; said lots being bounded and described as shown on map of aforesaid Addition to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Bill Mays by Quitclaim Deed from Walter H. Reynolds dated September 9, 2015, recorded September 9, 2015, in Instrument No. 201509090016062 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Bill Mays, 1316 Cassell Drive, Knoxville, TN 37912, in the original amount of $211.00 plus interest, dated September 21, 2018, recorded September 24, 2018, of record in Instrument No. 201809240019278 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

2. Yellow Book/Southern recorded a Judgment against William Mays, Jr. Ind., & d/b/a Mays Asphalt & Paving Co. & Mays Trucking, 6425 Hugh Willis Road, Powell TN 37849, dated June 30, 2018, recorded August 24, 2018, in the original principal amount of $16,915.55 plus interest, of record in Instrument No. 201808240012762, in the Register's Office for Knox County, Tennessee. **SERVE: Buffaloe & Associates, PLC, 201 4th Ave. N. Ste. 1300, Nashville, TN 37219. CT Corporation System, Registered Agent for Yellowbook, Inc., 300 Montvue Rd., Knoxville, TN 37919.**

3. The City of Knoxville recorded a Notice of Lien against Bill Mays, 1316 Cassell Drive, Knoxville, TN 37912, in the original amount of $211.00 plus interest, dated September 1, 2017, recorded September 6, 2017, of record in Instrument No. 201709060015280 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Bill Mays, 1316 Cassell Drive, Knoxville, TN, 37912, in the original amount of $200.00 plus interest, dated January 17, 2017, recorded January 18, 2017, of record in Instrument No. 20170118004474 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against James E. Reynolds, 1118 Maryland Avenue, Knoxville, TN, 37921, in the original amount of $266.00 plus interest, dated September 11, 2015, recorded September 14, 2015, of record in Instrument No. 201509140016789 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against James E. Reynolds, 1118 Maryland Avenue, Knoxville, TN, 37921, in the original amount of $678.50 plus interest, dated July 14, 2015, recorded July 15, 2015, of record in Instrument No. 201507150003336 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, 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:

Billy Joe Mays, Case No. 2023bk04156, Midde District of Tennessee, Property owned in at 408 W. Richland Ave., Waverly, TN 37185, Humphreys County, TN.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 111C and Map Cabinet A, Slide 14D in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,355.25

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,412.55

TAX ID: 081OF-027 **TAX SALE:** 25

TRUSTEE FILE: 324

OWNER(S) & ADDRESS(ES):

Ricky Harold Bullard, heir of Isaac Bullard
Glenn Daryl Bullard, heir of Isaac Bullard (possibly deceased)
827 Vermont Ave, Knoxville, TN 37921
Juanita Ely, heir of Isaac Bullard (on tax card)
24802 FM 1485, New Caney, TX 77357
From public records:
Juanita Ely
6144 Lilywood Ln, Knoxville, TN 37931

COMMON DESCRIPTION:

823 Vermont Ave, Knoxville, TN 37921
Lot 23, Block 59, Lonsdale Co Add, Map Cabinet A, Slide 143B
50 x 144

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Five (5) of Knox County, Tennessee, lying within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 23, Block 59, Lonsdale Land Company's Addition.

BEING PART OF the same property conveyed to Isaac H. Bullard, a single man by Warranty Deed from Tommy Edmonds and Donald M. Winters dated November 14, 1979, recorded November 14, 1979, in Deed Book 1693, Page 161, in the 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:

Isaac Roe Harold Bullard, Docket No. 43187-3, Chancery Court of Knox County, Tennessee, Probate Division

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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 143B in the Register's Office for Knox County, Tennessee.

Per probate file, Isaac Roe Harold Bullard died on or about February 4, 1988, survived by his 3 children and heirs, Glenn Daryl Bullard, Reba Juanita Bullard Ely, and Ricky Harold Bullard. Probate file states that the property is to be "transferred" to son Glenn Daryl Bullard.

Per information found online, Glenn Daryl (Darrell) Bullard died on or about December 12, 1996 in Washougal, Washington, survived by son, Joseph Andrew Bullard

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,612.89

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,373.87

TAX ID: 081OF-028 **TAX SALE:** 25

TRUSTEE FILE: 325

OWNER(S) & ADDRESS(ES):

Ricky Harold Bullard, heir of Isaac Bullard
Glenn Daryl Bullard, heir of Isaac Bullard (possibly deceased)
827 Vermont Ave, Knoxville, TN 37921
Juanita Ely, heir of Isaac Bullard (on tax card)
24802 FM 1485
New Caney, TX 77357
From public records:
Juanita Ely
6144 Lilywood Ln, Knoxville, TN 37931

COMMON DESCRIPTION:

827 Vermont Ave, Knoxville, TN 37921
Lot 22, Block 59, Lonsdale Add; Map Cabinet A, Slide 143B
50 X 144

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Five (5) of Knox County, Tennessee, lying within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 22, Block 59, Lonsdale Land Company's Addition.

BEING PART OF the same property conveyed to Isaac H. Bullard, a single man by Warranty Deed from Tommy Edmonds and Donald M. Winters dated November 14, 1979, recorded November 14, 1979, in Deed Book 1693, Page 161, in the 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:

Isaac Roe Harold Bullard, Docket No. 43187-3, Chancery Court of Knox County, Tennessee, Probate Division

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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 143B in the Register's Office for Knox County, Tennessee.

Per probate file, Isaac Roe Harold Bullard died on or about February 4, 1988, survived by his 3 children and heirs, Glenn Daryl Bullard, Reba Juanita Bullard Ely, and Ricky Harold Bullard. Probate file states that the property is to be "transferred" to son Glenn Daryl Bullard.

Per information found online, Glenn Daryl (Darrell) Bullard died on or about December 12, 1996 in Washougal, Washington, survived by son, Joseph Andrew Bullard

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,612.89

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,373.87

TAX ID: 081OJ-024 **TAX SALE:** 25

TRUSTEE FILE: 326

OWNER(S) & ADDRESS(ES):

Heirs of Buddy Pittman
827 W Oak Hill Ave
Knoxville, TN 37921

COMMON DESCRIPTION:

827 W Oak Hill Ave, Knoxville, TN 37921
Lot 564, Bon View Add; Map Cabinet A, Slide 284B
45 X 127M X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 8 of Knox County, Tennessee, and in the 20th Ward of the City of Knoxville, Tennessee, and being Lot #564 of the Bon View Addition of the City of Knoxville, said lot fronting forty five (45) feet on the North side of West Oakhill Avenue and extending back therefrom in a northerly direction to the southern line of an alley, said lot being 110.3 feet more or less, in depth.

BEING the same property conveyed to Buddy Pittman by Quitclaim Deed from Roy B. Pate dated September 24, 2008, recorded January 20, 2009, in Instrument No. 200901200044458 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated February 24, 2015, recorded February 25, 2015, in the original principal amount of $266.00, of record in Instrument No. 201502250045665, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated September 28, 2015, recorded September 29, 2015, in the original principal amount of $211.00, of record in Instrument No. 201509290020271, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated December 14, 2015, recorded December 15, 2015, in the original principal amount of $200.00, of record in Instrument No. 201512150035970, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated August 17, 2016, recorded August 18, 2016, in the original principal amount of $266.00, of record in Instrument No. 201608180011277, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated December 21, 2016, recorded December 22, 2016, in the original principal amount of $222.00, of record in Instrument No. 201612220039857, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Buddy Pittman - Deceased, and Lucille Pittman, 4905 Skyline Drive, Knoxville, TN 37914, dated August 4, 2017, recorded August 7, 2017, in the original principal amount of $3,588.03, of record in Instrument No. 201708070008311, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated January 11, 2018, recorded January 22, 2018, in the original principal amount of $200.00, of record in Instrument No. 201801220043240, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

8. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated February 8, 2018, recorded February 9, 2018, in the original principal amount of $398.00, of record in Instrument No. 201802090047238, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

9. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated September 19, 2018, recorded September 19, 2018, in the original principal amount of $211.00, of record in Instrument No. 201809190018501, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

10. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated November 7, 2018, recorded November 7, 2018, in the original principal amount of $211.00, of record in Instrument No. 201811070029446, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

11. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated December 26, 2018, recorded January 3, 2019, in the original principal amount of $222.00, of record in Instrument No. 201901030040622, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

12. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated July 25, 2019, recorded July 26, 2019, in the original principal amount of $222.00, of record in Instrument No. 201907260006382, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

13. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated November 12, 2019, recorded November 14, 2019, in the original principal amount of $222.00, of record in Instrument No. 201911140033578, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

14. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated January 19, 2021, recorded January 20, 2021, in the original principal amount of $211.00, of record in Instrument No. 202101200058623, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

15. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated November 14, 2022, recorded November 17, 2022, in the original principal amount of $211.00, of record in Instrument No. 202211170029743, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

16. The City of Knoxville recorded a Notice of Lien against Buddy Pittman, 827 West Oak Hill Avenue, Knoxville, TN 37921, dated April 11, 2024, recorded April 15, 2024, in the original principal amount of $224.20, of record in Instrument No. 202404150050718, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 284B in the Register's Office for Knox County, Tennessee.

According to obituaries found online, Buddy Pittman died on or about July 26, 2012 and was survived by a wife, Lucille Burke Pittman; she died on or about November 28, 2023. No children are mentioned in either obituary.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,573.61

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,731.77

TAX ID: 081OP-020 **TAX SALE:** 25

TRUSTEE FILE: 329

OWNER(S) & ADDRESS(ES):

Marty West
1324 Massachusetts Ave, Knoxville, TN 37921

COMMON DESCRIPTION:

1324 Massachusetts Ave, Knoxville, TN 37921
Lot 4, Doll, Mynderse & Brownlee's Third; Map Book 4, Page 66
45 X 144 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District Five (5), formerly 8th of Knox County, Tennessee, and within the 19th Ward of Knoxville, Tennessee, and being lot number four (4) of Doll, Mynderse & Brownlee's Third Addition to the City of Knoxville, Tennessee, as shown by map of said subdivision of record in Map Book 4, Page 66 in the Register's Office for Knox County, Tennessee. Said lots fronts forty (40) feet on the south side of Massachusetts Avenue, in Lonsdale.

BEING the same property conveyed to Marty West by Warranty Deed from Howard L. Welch and wife, Tammy K. Welch, dated March 27, 1998, recorded March 30, 1998, in Deed Book 2281, Page 583 in the Register's Office for Knox County, Tennessee. See Deed of record in Deed Book 2281, Page 580 for further reference.

INTERESTED PERSONS (ENCUMBRANCES):

Funding Corporation DBA Aames Home Loan recorded a Deed of Trust executed by Marty West and wife Pamela West, to Transcontinental Title Company of Knox County, TN, Trustee, dated 05/23/2001, recorded 05/31/2001, in the original principal amount of $38,000.00, of record in Instrument No. 200105310083807, in the Register's Office for Knox County, Tennessee. **SERVE: Aames Funding Corporation is an inactive business with no Registered Agent of record. Last Address shown as 15253 Ave of Science, Bld 1, San Diego, CA 92128; Transcontinental Title merged with First American Title Insurance Company California in 2009; First American Title Company, 1 First American Way, Santa Ana, CA 92707; Corporation Service Company, Registered Agent, 2908 Poston Ave, Nashville, TN 37203. DEED OF TRUST HAS MATURED (6/1/21) BUT NOT EXPIRED.**

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 all matters as shown on plat of record in Map Book 4, Page 66 in the Register's Office for Knox County, Tennessee.

Possibly subject to interest of Artie Ann Hutton. See probate file for prior owner, William Charles Lamb (Probate File93-491323) Artie Ann Hutton is shown as unknown. All other interests shown in probate file appear to be accounted for on subsequent deeds.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,170.82

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,986.53

TAX ID: 081OP-043 **TAX SALE:** 25

TRUSTEE FILE: 330

OWNER(S) & ADDRESS(ES):

Roy D. Miller
1511 Maryland Ave, Knoxville, TN 37921
1512 Maryland Ave, Knoxville, TN 37921

COMMON DESCRIPTION:

1511 Maryland Ave, Knoxville, TN 37921
Lot 15, Block 51, Lonsdale Land Co Add; Map Cabinet A, Slide 152D

50 X 144

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the 19th Ward of the City of Knoxville, Tennessee, and being Lot 15 in Block 51 of the Lonsdale Land Company's Addition to the City of Knoxville, as shown by Map of record in Map Cabinet A, Slide 142D (formerly Map Book 5, Page 183), in the Register's Office for Knox County, Tennessee. Said lot fronting fifty feet on the north side of Maryland Avenue and extending back between parallel lines One hundred and forty-four (144) feet to an alley.

BEING the same property conveyed to Roy D. Miller by Warranty Deed from Lemuel L. Adams dated March 13, 1980, recorded March 27, 1980, in Deed Book 1702, Page 922 in the Register's Office for Knox County, Tennessee. See Quit Claim Deed of record in Deed Book 1822, Page 273 in said Register's Office conveying any marital interest of Arlina Adams, wife of Lemuel L. Adams, to Roy D. Miller.

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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 152D in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,768.46

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,010.51

TAX ID: 081QQ-003 **TAX SALE:** 25

TRUSTEE FILE: 331

OWNER(S) & ADDRESS(ES):

Heirs of Lawona S. Howard, thought to be
Robert Howard
1330 Tennessee Ave, Knoxville, TN 37921
Christopher Howard
ID#339747
Macdougall-Walker Correctional Institute
1153 East Street South, Suffield, Connecticut 06080
April Bresnan
3422 East University Drive Unit #30, Mesa, AZ 85213-8612

COMMON DESCRIPTION:

1330 Tennessee Ave, Knoxville, TN 37921
Lot 13, Block 83, Lonsdale Add; Map Cabinet A, Slide 142D
50 X 144

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 5 of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, and being all of Lot No. 13, Block No. 83 of Lonsdale Land Company Addition as shown by map of the same of record in Map Cabinet A, Slide 142D (formerly Map Book 5, Page 183) in the Register's Office for Knox County, Tennessee, said lot fronting 50 feet on the southeast side of Tennessee Avenue and being more particularly bounded and described as shown on said map aforesaid, and as shown by survey of G.T. Trotter, Jr., Surveyor, dated March 15, 1976.

BEING the same property conveyed to Keith A. Howard and Lawona S. Howard, husband and wife, by Tennessee Special Warranty Deed from Branch Banking and Trust Company dated August 9, 2010, recorded August 16, 2010, in Instrument No. 201008160009721 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Keith A. & Lawona S. Howard, 1330 Tennessee Avenue, Knoxville, TN 37921, dated March 4, 2021, recorded March 5, 2021, in the original principal amount of $480.50, of record in Instrument No. 202103050071956, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Lien against Keith A. Howard (deceased), Lawona S. Howard (deceased), Robert Howard 1330 Tennessee Avenue, Knoxville, TN 37921; Christopher Howard, ID # 339747, Macdougall-Walker Correctional Institute, 1153 East Street, South, Suffield, Connecticut 06080; April Bresnan, 3422 East University Drive, Unit #30, Mesa, Arizona 85213, dated August 9, 2021, recorded August 10, 2021, in the original principal amount of $6,226.45, of record in Instrument No. 202108100011223, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Keith A. & Lawona S. Howard, 1330 Tennessee Avenue, Knoxville, TN 37921, dated August 11, 2021, recorded August 12, 2021, in the original principal amount of $964.50, of record in Instrument No. 202108120012469, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Keith A. Howard (deceased), Lawona S. Howard (deceased), Robert Howard 1330 Tennessee Avenue, Knoxville, TN 37921; Christopher Howard, ID # 339747, Macdougall-Walker Correctional Institute, 1153 East Street, South, Suffield, Connecticut 06080; April Bresnan, 3422 East University Drive, Unit #30, Mesa, Arizona 85213, dated September 24, 2021, recorded September 28, 2021, in the original principal amount of $612.00, of record in Instrument No. 202109280025571, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Keith A. & Lawona S. Howard, 1330 Tennessee Avenue, Knoxville, TN 37921, dated February 23, 2022, recorded February 25, 2022, in the original principal amount of $266.00, of record in Instrument No. 202202250066148, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Keith A. & Lawona S. Howard, 1330 Tennessee Avenue, Knoxville, TN 37921, dated February 18, 2022, recorded February 25, 2025, in the original principal amount of $222.00, of record in Instrument No. 202202250066221, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Keith A. & Lawona S. Howard, 1330 Tennessee Avenue, Knoxville, TN 37921, dated November 9, 2022, recorded November 10, 2022, in the original principal amount of $211.00, of record in Instrument No. 202211100028500, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

8. The City of Knoxville recorded a Notice of Lien against Keith A. & Lawona S. Howard, 1330 Tennessee Avenue, Knoxville, TN 37921, dated April 11, 2024, recorded April 15, 2022, in the original principal amount of $224.20, of record in Instrument No. 202404150050745, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

9. The City of Knoxville recorded a Notice of Lien against Keith A. & Lawona S. Howard, 1330 Tennessee Avenue, Knoxville, TN 37921, dated July 19, 2024, recorded July 22, 2024, in the original principal amount of $224.20, of record in Instrument No. 202407220004077, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

10. The City of Knoxville recorded a Notice of Lien against Keith A. & Lawona S. Howard, 1330 Tennessee Avenue, Knoxville, TN 37921, dated August 7, 2024, recorded August 19, 2024, in the original principal amount of $224.20, of record in Instrument No. 202408190009993, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

11. The City of Knoxville recorded a Notice of Lien against Keith A. & Lawona S. Howard, 1330 Tennessee Avenue, Knoxville, TN 37921, dated December 30, 2024, recorded January 8, 2025, in the original principal amount of $224.20, of record in Instrument No. 202501080035775, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, Knoxville, TN 37902.**

12. The City of Knoxville recorded a Complaint against Keith A. Howard (deceased), Lawona S. Howard (deceased), Robert Howard 1330 Tennessee Avenue, Knoxville, TN 37921; Christopher Howard, ID # 339747, Macdougall-Walker Correctional Institute, 1153 East Street, South, Suffield, Connecticut 06080; April Bresnan, 3422 East University Drive, Unit #30, Mesa, Arizona 85213, dated September 10, 2020, recorded September 10, 2020, of record in Instrument No. 202009100020262, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 669, 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: 13 open cases for individuals named Robert Howard; None in Tennessee.

4 open cases for individuals named Christopher Howard, one in Tennessee. Christopher Phillip Howard, Case No. 21bk10884, Eastern District of Tennessee, property located at 110 Alabama Street, Huntland, TN 37345, Franklin County.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 142D in the Register's Office for Knox County, Tennessee.

According to obituaries found online, Keith Allen Howard died on or about August 15, 2014 and was survived by his wife, Luana Howard and son, Robert Howard. Lawona Howard died on or about January 9, 2019 and was survived by her children Robert, Chris and April, thought to be Robert Howard, Christopher Howard and April Bresnan.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,816.20

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $7,692.01

TAX ID: 081OR-016 **TAX SALE:** 25

TRUSTEE FILE: 332

OWNER(S) & ADDRESS(ES):

Unknown Heirs of Robert E. McClain and Marie McClain
1507 Massachusetts Ave, Knoxville, TN 37921

COMMON DESCRIPTION:

1507 Massachusetts Ave, Knoxville, TN 37921
50 X 144

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the 19th Ward of the City of Knoxville, Tennessee, and being all of Lot No. 16 in Block 46 of the Lonsdale Land Company's Addition to Knoxville, Tennessee. Said lot has a frontage of 50 feet on the North side of Massachusetts Avenue, and extends in depth between parallel lines 144 feet to a twelve foot alley.

BEING the same property conveyed to Robert E. McClain and wife, Marie McClain by Warranty Deed from Pink McClain dated October 12, 1949, recorded in Deed Book 792, Page 659 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

The City of Knoxville recorded a Notice of Lien against Robert E. & Marie McClain, 1507 Massachusetts Avenue, Knoxville, TN 37921, dated September 29, 2021, recorded October 1, 2021, in the original principal amount of $211.00, of record in Instrument No. 20211001026901, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, 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:

Virginia Denise Haynes, 24-60169 Virginia – no TN property
David Haynes (nothing with middle initial "J")
E TN 2:2019bk51631
TX 6:2023bk51631
KY 6:2024bk61048
IN 1:2023bk00142
Robert McClain no E TN property:
West TN 2:2024bk23222
SC 3:2021bk01516
KY 3:2024bk32596

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 142D in the Register's Office for Knox County, Tennessee.

Subject to Utility Easement of record in Instrument No. 202407090001288 in the Register's Office for Knox County, Tennessee. (signed by Robert and Marie McClain in 2024, but both were apparently deceased at that time).

According to an obituary found online, Dixie Marie McClain died on or about April 29, 2018 and was predeceased by husband, Robert E. McClain. Obituary lists children as survivors: Kathy Haynes, Robert and Glenda McClain, Raymond McClain, Roger and Patricia McClain. Kathy Hayes died on or about April 16, 2024, survived by children Virginia Haynes, David (DJ) Haynes, Joyel Haynes, and brothers Robert, Raymond and Roger.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,704.35

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,989.08

TAX ID: 081PA-024 **TAX SALE:** 25

TRUSTEE FILE:333

OWNER(S) & ADDRESS(ES):

Annie Bell Stewart (deceased)
Leroy Stewart (listed on City of Knoxville Liens)
3306 McPherson St., Knoxville, TN 3792
Appears to be vacant lot

COMMON DESCRIPTION:

3306 McPherson St., Knoxville, TN 37921
Lot 150 and 151, Marietta Add; Map Cabinet A, Slide 32A
80 X 150

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 8 (formerly the 12th) of Knox County, Tennessee, and being in the 19th Ward of the City of Knoxville, Tennessee, Lot Numbers 150 and 151, located on the east side of McPherson Street, in Marietta Addition to Knoxville, Tennessee. Said lot is forty (40) by one hundred and fifty (150) feet each as shown on the map of said addition which is of record in Map Cabinet A, Slide 32A (formerly Map Book 5, Page 157) in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Annie Bell Stewart, a widow, by Warranty Deed from George W. McDade and wife, Mable McDade, dated October 28, 1946, recorded September 22, 1954, in Deed Book 958, Page 419 in the Register's Office for Knox County, Tennessee (lot 150); and in Warranty Deed dated May 22, 1945, recorded June 4, 1945, in Deed Book 686, Page 521 in said Register's Office (lot 151).

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Annie Stewart, Leroy Steward, 3306 McPherson Street, Knoxville, TN 37921, dated September 11, 2015, recorded September 14, 2015, in the original principal amount of $200.00, of record in Instrument No. 201509140016712, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Annie Stewart, Leroy Steward, 3306 McPherson Street, Knoxville, TN 37921, dated September 28, 2015, recorded September 29, 2015, in the original principal amount of $200.00, of record in Instrument No. 201509290020223, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Annie Stewart, Leroy Steward, 3306 McPherson Street, Knoxville, TN 37921, dated November 4, 2016, recorded November 7, 2016, in the original principal amount of $200.00, of record in Instrument No. 201611070029749, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Annie Stewart, Leroy Steward, 3306 McPherson Street, Knoxville, TN 37921, dated December 13, 2017, recorded December 14, 2017, in the original principal amount of $211.00, of record in Instrument No. 201712140036703, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Annie Stewart, Leroy Steward, 3306 McPherson Street, Knoxville, TN 37921, dated September 21, 2018, recorded September 24, 2018, in the original principal amount of $211.00, of record in Instrument No. 201809240019286, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Annie Stewart, Leroy Steward, 3306 McPherson Street, Knoxville, TN 37921, dated November 28, 2018, recorded November 28, 2018, in the original principal amount of $222.00, of record in Instrument No. 201811280033190, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Annie Stewart, Leroy Steward, 3306 McPherson Street, Knoxville, TN 37921, dated August 27, 2019, recorded August 29, 2019, in the original principal amount of $277.00, of record in Instrument No. 201908290014989, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main St., Room 699, 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 32A in the Register's Office for Knox County, Tennessee.

Annie Bell Stewart appears to have died on or about 9/3/1961. Not further information found.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,770.22

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,583.03

TAX ID: 081PG-009 **TAX SALE:** 25

TRUSTEE FILE: 336

OWNER(S) & ADDRESS(ES):

Lawrence Rutledge and James Rutledge
1510 Delaware Ave, Knoxville, TN 37921

COMMON DESCRIPTION:

1510 Delaware Ave, Knoxville, TN 37921
Lot 20, Block 22, Lonsdale Land Co; Map Cabinet A, Slide 142D
50 X 144

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Five (5) of Knox County, Tennessee, and being all of Lot No. 20, Block 22 in Lonsdale Land Company Addition to Knoxville, Tennessee, as shown by map of said addition of record in the Register's Office for Knox County, Tennessee, said Lot fronts 50 feet on the south side of Delaware Avenue and extends back in a southerly direction, between parallel lines 144 feet to an alley. Being improved with dwelling bearing No. 1510 Delaware Avenue, Knoxville, Tennessee. For reference see Warranty Deed Book 1062, Page 191 in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Lawrence Rutledge and James Rutledge, as tenants in common, by Warranty Deed from James Rutledge, single, dated March 28, 1995, recorded March 28, 1995, in Deed Book 2171, Page 140, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. A Deed of Trust executed by Lawrence Rutledge and Kimberly Rutledge, husband and wife; and James Rutledge, unmarried, to FMLS, Inc., Trustee for Regions Bank, dated 01/31/2007, recorded 02/14/2017, in the original principal amount of $17,500.00, of record in Instrument No. 200702140065800, in the Register's Office for Knox County, Tennessee. **SERVE: Regions Bank, 1900 5th Ave., Birmingham, AL 35203; Registered Agent – Corporation Service Company, 2908 Poston Ave., Nashville, TN 37203. Trustee: FMLS, Inc. 601 Market Center, Chattanooga, TN 37402.**

2. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated January 27, 2015, recorded January 28, 2015, in the original principal amount of $442.00, of record in Instrument No. 201501280040466, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Lawrence Rutledge, deceased, All known, unknown and unborn heirs, James Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, FLMS, Inc., Trustee, 601 Market Center, Chattanooga, TN 37402, Regions Bank d/b/a AmSouth Bank, 4422 Western Avenue, Knoxville, TN, 37921, Kimberly Rutledge, address unknown, dated March 12, 2014, recorded March 13, 2015, in the original principal amount of $247.87, of record in Instrument No. 201503130048821, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated July 2, 2015, recorded July 2, 2015, in the original principal amount of $266.00, of record in Instrument No. 201507020000454 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated September 11, 2015, recorded September 14, 2015, in the original principal amount of $211.00, of record in Instrument No. 201509140016761, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated October 7, 2015, recorded October 8, 2015, in the original principal amount of $211.00, of record in Instrument No. 201510080022781, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Lawrence Rutledge, deceased, All known, unknown and unborn heirs, James Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, FLMS, Inc., Trustee, 601

Market Center, Chattanooga, TN 37402, Regions Bank d/b/a AmSouth Bank, 4422 Western Avenue, Knoxville, TN, 37921, Kimberly Rutledge, address unknown, dated December 3, 2015, recorded December 4, 2015, in the original principal amount of $6,512.00, of record in Instrument No. 201512040034161 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

8. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated July 11, 2016, recorded July 12, 2016, in the original principal amount of $233.00, of record in Instrument No. 201607120002508 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

9. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated September 15, 2016, recorded September 16, 2016, in the original principal amount of $332.00, of record in Instrument No. 201609160017909, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

10. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated December 20, 2016, recorded December 21, 2016, in the original principal amount of $205.00, of record in Instrument No. 201612210039404 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

11. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated August 1, 2019, recorded August 2, 2019, in the original principal amount of $222.00, of record in Instrument No. 201908020008207, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

12. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated October 28, 2019, recorded October 30, 2019, in the original principal amount of $222.00, of record in Instrument No. 201910300029689, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

13. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated January 31, 2020, recorded February 3, 2020, in the original principal amount of $222.00, of record in Instrument No. 202002030051220 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

14. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated January 19, 2021, recorded January 20, 2021, in the original principal amount of $211.00, of record in Instrument No. 202101200058734 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

15. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated August 10, 2021, recorded August 12, 2021, in the original principal amount of $211.00, of record in Instrument No. 202108120012523 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

16. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated October 1, 2021, recorded October 5, 2021, in the original principal amount of $211.00, of record in Instrument No. 202110050028128, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

17. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated February 18, 2022, recorded February 25, 2022, in the original principal amount of $222.00, of record in Instrument No. 202202250066298 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

18. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated November 8, 2022, recorded November 9, 2022, in the original principal amount of $211.00, of record in Instrument No. 202211090028067 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

19. The City of Knoxville recorded a Notice of Lien against James and Lawrence Rutledge, 1510 Delaware Avenue, Knoxville, TN, 37921, dated January 31, 2023, recorded February 1, 2023, in the original principal amount of $211.00, of record in Instrument No. 202302010042851, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, 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. for title holders.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 142D in the Register's Office for Knox County, Tennessee.

According to obituaries found online, Lawrence Rutledge died on or about October 31, 2013, and was survived by wife, Kim Rutledge, daughters, Carolyn, Faye, Nina; sons, Billy, Eddie, James. James Edward Rutledge died on or about November 9, 2020 and was survived by children, James Jr., Rita, Joseph, and Faye. No search made of assumed heirs due to lack of full names in obituaries.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,649.77

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,840.75

TAX ID: 081PK-012 **TAX SALE:** 25

TRUSTEE FILE: 338

OWNER(S) & ADDRESS(ES):

Bob C. Hundley c/o Boyzie Turner
1332 New York Ave
Knoxville, TN 37921
1924 Leslie Ave, Knoxville, TN 37921

COMMON DESCRIPTION:

1332 New York Ave, Knoxville, TN 37921
Lot 3, Block 6, Ragsdale 1st Add Pt; Map Cabinet A, Slide 108A
75 X 129

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Fifth (5th) Civil District of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 3 and the Eastern one-half (1/2) of Lot No. 2 in Block 6 in what is known as RAGSDALE FIRST ADDITION TO KNOXVILLE, as shown by map of said Addition of record in the Register's Office for Knox County, Tennessee, said lot and portion lying on the South side of New York Avenue and having a total frontage of 75 feet thereon, extending back in a Southerly direction between parallel lines about 130 feet to an alley, being improved with a frame residence bearing No. 1332 New York Avenue.

BEING the same property conveyed to Bob C. Hundley by Warranty Deed from Wayne C. Gibson and wife, Shirley Gibson, dated August 11, 1987, recorded August 12, 1987, in Deed Book 1924, Page 235 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 found. for Bob C. Hundley

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 108A in the Register's Office for Knox County, Tennessee.

No obituary found for Bob C. Hundley. Boyzie Turner appears to be deceased but unclear if he is an heir of Bob Hundley.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,891.53

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,776.28

TAX ID: 081PK-014 **TAX SALE:** 25

TRUSTEE FILE: 339

OWNER(S) & ADDRESS(ES):

Bill Mays
0 New York Ave, Knoxville, TN 37921
1316 Cassell Dr, Knoxville, TN 37912

COMMON DESCRIPTION:

0 New York Ave, Knoxville, TN 37921
Part of Lot 5, Block 6, Ragsdale Add; Map Cabinet A, Slide 108A
10 X 129

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Fifth Civil District of Knox County, Tennessee, within the 19rd Ward of the City of Knoxville, Tennessee, being known and designated as the Southwestern 10 feet of Lot 5, Block 6, Ragsdale's Addition to the City of Knoxville, Tennessee, as shown on map of same of record in Map Cabinet A, Slide 108A (formerly Map Book 4, Page 52), in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

(LEGAL ON QCD STOPS HERE, REMAINING LEGAL FROM PRIOR QCD OF RECORD IN BOOK 2180, PAGE 785)

BEGINNING at an iron pin in the southeastern line of New York Avenue, said point of beginning marking common corner to Lots 4 and 5 in said block of said addition; thence North 37 deg. 00 min. East, along the southeastern line of New York Avenue, 10 feet to an iron pin; thence South 53 deg. 00 min. East, 129.0 feet to an iron pin in the northwestern line of a 10 foot alley; thence with said line of said alley, South 37 deg. 00 min. West, 10 feet to an iron pin marking common corner to Lots 4 and 5; thence North 53 deg. 00 min. West, along the common dividing line between Lots 4 and 5, 129.00 feet to an iron pin in the southeastern line of New York Avenue, the place of BEGINNING, as shown by survey of G. T. Trotter, Jr., Surveyor, Knoxville, Tennessee, dated 2 June, 1975.

BEING part of the same property conveyed to Bill Mays by Quitclaim Deed from Reba Ray dated April 2, 2012, recorded April 4, 2012, in Instrument No. 20120404055359 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Yellow Book/Southern recorded a Judgment lien against William Mays, Jr., Ind. & d/b/a Mays Asphalt & Paving Co. & Mays Trucking, 6425 Hugh Willis Road, Powell, TN 37849; dated 06/30/2018(hard to read on judgment), recorded 08/24/2018, in the original principal amount of $20,298.55, plus penalties and fees, of record in Instrument No. 201808240012762, in the Register's Office for Knox County, Tennessee. **SERVE: Buffaloe & Associates, PLC, 201 4th Ave. N., Ste. 1300, Nashville, TN 37219.**

2. Reba Ray potentially holds a lien on the property as evidenced by the notation on vesting deed of record in Instrument No. 20120404055359 in the Register's Office for Knox County, Tennessee. **Serve: Reba Ray, 605 Citico St. Knoxville TN 37928.**

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:

Billy Joe Mays, Case No. 2023bk04156, Middle District of Tennessee, Property owned in at 408 W. Richland Ave., Waverly, TN 37185, Humphreys County, TN.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 108A in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,081.92

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $635.88

TAX ID: 081PK-022 **TAX SALE:** 25

TRUSTEE FILE: 340

OWNER(S) & ADDRESS(ES):

Bill Mays
0 Burnside St. - Lot 19, Knoxville, TN 37921
1316 Cassell Dr, Knoxville, TN 37912

COMMON DESCRIPTION:

0 Burnside St. - Lot 19, Knoxville, TN 37921
Lot 19, Block 6, Lonsdale; Map Cabinet A, Slide 108A
50 X 100

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Fifth (5th), formerly Eighth, Civil District of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being all of Lot 19 in Block 6, of LONSDALE ADDITION, of record in Map Cabinet A, Slide 108A (formerly 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.

BEING part of the same property conveyed to Bill Mays by Quitclaim Deed from Reba Ray dated April 2, 2012, recorded April 4, in Instrument No. 201204040055359 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Yellow Book/Southern recorded a Judgment lien against William Mays, Jr., Ind. & d/b/a Mays Asphalt & Paving Co. & Mays Trucking, 6425 Hugh Willis Road, Powell, TN 37849; dated 06/30/2018(hard to read on judgment), recorded 08/24/2018, in the original principal amount of $20,298.55, plus penalties and fees, of record in Instrument No. 201808240012762, in the Register's Office for Knox County, Tennessee. **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 found.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:

Billy Joe Mays, Case No. 2023bk04156, Middle District of Tennessee, Property owned in at 408 W. Richland Ave., Waverly, TN 37185, Humphreys County, TN.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 108A in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,119.43

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,496.01

TAX ID: 081PK-023 **TAX SALE:** 25

TRUSTEE FILE: 341

OWNER(S) & ADDRESS(ES):

Bill Mays
0 Burnside St - Lot 18, Knoxville, TN 37921
1316 Cassell Dr, Knoxville, TN 37912

COMMON DESCRIPTION:

0 Burnside St - Lot 18, Knoxville, TN 37921
Lot 18, Block 6, Lonsdale Add; Map Cabinet A, Slide 108A
50 X 100

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Fifth (5th), formerly Eighth, Civil District of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being all of Lot 18 in Block 6, of LONSDALE ADDITION, of record in Map Cabinet A, Slide 108A (formerly 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.

BEING part of the same property conveyed to Bill Mays by Quitclaim Deed from Reba Ray dated April 2, 2012, recorded April 4, 2012, in Instrument No. 20120404055359 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Yellow Book/Southern recorded a Judgment lien against William Mays, Jr., Ind. & d/b/a Mays Asphalt & Paving Co. & Mays Trucking, 6425 Hugh Willis Road, Powell, TN 37849; dated 06/30/2018(hard to read on judgment), recorded 08/24/2018, in the original principal amount of $20,298.55, plus penalties and fees, of record in Instrument No. 201808240012762, in the Register's Office for Knox County, Tennessee. **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 found.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:

Billy Joe Mays, Case No. 2023bk04156, Middle District of Tennessee, Property owned in at 408 W. Richland Ave., Waverly, TN 37185, Humphreys County, TN.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 108A in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,907.32

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,195.06

TAX ID: 081PK-024 **TAX SALE:** 25

TRUSTEE FILE: 342

OWNER(S) & ADDRESS(ES):

Bill Mays
0 Burnside St - Lot 17, Knoxville, TN 37921
1316 Cassell Dr, Knoxville, TN 37912

COMMON DESCRIPTION:

0 Burnside St - Lot 17, Knoxville, TN 37921
Lot 17, Lock 6, Lonsdale Add; Map Cabinet A, Slide 108A
50 X 100

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Fifth (5th), formerly Eighth, Civil District of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being all of Lot 17 in Block 6, of LONSDALE ADDITION, of record in Map Cabinet A, Slide 108A (formerly 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.

BEING part of the same property conveyed to Bill Mays by Quitclaim Deed from Reba Ray dated April 2, 2012, recorded April 4, 2012, in Instrument No. 20120404055359 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Yellow Book/Southern recorded a Judgment lien against William Mays, Jr., Ind. & d/b/a Mays Asphalt & Paving Co. & Mays Trucking, 6425 Hugh Willis Road, Powell, TN 37849; dated 06/30/2018(hard to read on judgment), recorded 08/24/2018, in the original principal amount of $20,298.55, plus penalties and fees, of record in Instrument No. 201808240012762, in the Register's Office for Knox County, Tennessee. **SERVE: Buffaloe & Associates, PLC, 201 4th Ave. N., Ste. 1300, Nashville, TN 37219.**

2. Reba Ray potentially holds a lien on the property as evidenced by the notation on vesting deed of record in Instrument No. 20120404055359 in the Register's Office for Knox County, Tennessee. Serve: Reba Ray, 605 Citico St. Knoxville TN 37928.

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:

Billy Joe Mays, Case No. 2023bk04156, Middle District of Tennessee, Property owned in at 408 W. Richland Ave., Waverly, TN 37185, Humphreys County, TN.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 108A in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,907.32

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,195.06

TAX ID: 081PL-011 **TAX SALE:** 25

TRUSTEE FILE: 345

OWNER(S) & ADDRESS(ES):

Charles E. Cutshaw, Jr. (deceased)
Wanda Cutshaw
1712 Connecticut Ave, Knoxville, TN 37921

COMMON DESCRIPTION:

1712 Connecticut Ave, Knoxville, TN 37921
Lot 27, Block 28, Lonsdale Land Co; Map Cabinet A, Slide 142D
50 X 144

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 5 of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, being all of Lot 27, Block 28, of the Lonsdale Land Company's Addition to Knoxville, Tennessee. Said lot beginning on the south side of Connecticut Avenue, at the corner of Lots 26 and 27 and extending 50 feet along said avenue, and then extending back between parallel lines for a distance of 144 feet to a 12-foot alley. Said property is improved with a dwelling bearing the 1712 Connecticut Avenue, Knoxville, Tennessee, and being City Code number 19-532-10.

BEING the same property conveyed to Charles E. Cutshaw Jr. and wife, Wanda Cutshaw, by Warranty Deed from B.F. Farrar & wife, Harriette A. Farrar, dated September 22, 1972, recorded September 24, 1973, in Deed Book 1517, Page 242 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

The City of Knoxville recorded a Notice of Lien against Charles E. Cutshaw Jr. and Wanda Cutshaw, 1712 Connecticut Avenue, Knoxville, TN 37921, dated October 19, 2018, recorded October 22, 2018, in the original principal amount of $211.00, of record in Instrument No. 201810220025572, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 142D in the Register's Office for Knox County, Tennessee.

According to an obituary found online, Charles E. Cutshaw, Jr. died on or about March 27, 2009, and was survived by his wife, Wanda.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,659.48
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $7,042.54

TAX ID: 081PM-012 **TAX SALE:** 25
TRUSTEE FILE: 348
OWNER(S) & ADDRESS(ES):
Unknown heirs of Lavern McClellan
Heirs of Charles S. Brown and Betty Anne Brown:
Charles S. Brown
5611 Waldens Farm Dr., Powder Springs, GA 30127
Darryl N. Brown
3036 Boyd Street, Knoxville, TN 37921
Other Addresses found for Charles and Betty Brown:
1710 Delaware Ave, Knoxville, TN 37921
2137 Major Street, Knoxville, TN 37921
110 Hanover Place, Oak Ridge, TN 37830
COMMON DESCRIPTION:
1710 Delaware Ave, Knoxville, TN 37921
Lot 28, Block 21, Lonsdale Add; Map Cabinet A, Slide 142D
50 X 144
LEGAL DESCRIPTION & DERIVATION:
LOCATED AND BEING SITUATED in the Nineteenth (19th) Ward of the City of Knoxville, the Fifth (5th) Civil District of the County of Knox, State of Tennessee, and being known and designated as Lot No. 28 in Block 21 of the Lonsdale Addition to the City of Knoxville and as shown by map of the same to which reference is here made.

BEING the same property conveyed to Charles S. Brown spouse, Betty Anne Brown, as tenants by the entirety by Quitclaim Deed from Lorenzo Harvey Kelley, dated January 3, 2003, recorded January 9, 2009, in Instrument No. 200901090042212 in the Register's Office for Knox County, Tennessee.

And Being the same property devised to Lavern McClellan by Will of Louise McKissick filed in Will Book 46 Page 509, Knox County Probate Office. See deed to Louise McKissick of record in Book 899 Page 235, Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, Charles S. Brown, deceased; Laverne McClellan Kelly, deceased; All Known, Unknown, and Unborn Heirs, dated June 5, 2017, recorded June 6, 2017, in the original principal amount of $6,405.75, of record in Instrument No. 201706060074298, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Lien against Charles S. and Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, dated October 3, 2017, recorded October 6, 2017, in the original principal amount of $211.00, of record in Instrument No. 201710060021939, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Charles S. and Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, dated August 21, 2018, recorded August 22, 2018, in the original principal amount of $172.50, of record in Instrument No. 201808220012127, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Charles S. and Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, dated October 19, 2018, recorded October 22, 2018, in the original principal amount of $211.00, of record in Instrument No. 201810220025541, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Charles S. and Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, dated December 4, 2018, recorded December 6, 2018, in the original principal amount of $211.00, of record in Instrument No. 201812060034990, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Charles S. and Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, dated August 1, 2019, recorded August 2, 2019, in the original principal amount of $222.00, of record in Instrument No. 201908020008277, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Charles S. and Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, dated October 28, 2019, recorded October 30, 2019, in the original principal amount of $222.00, of record in Instrument No. 201910300029690, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

8. The City of Knoxville recorded a Notice of Lien against Charles S. and Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, dated January 19, 2021, recorded January 20, 2021, in the original principal amount of $211.00, of record in Instrument No. 202101200058567, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

9. The City of Knoxville recorded a Notice of Lien against Charles S. and Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, dated October 11, 2021, recorded October 14, 2021, in the original principal amount of $211.00, of record in Instrument No. 202110140031072, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

10. The City of Knoxville recorded a Notice of Lien against Charles S. and Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, dated November 9, 2022, recorded November 14, 2022, in the original principal amount of $211.00, of record in Instrument No. 202211140028770, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

11. The City of Knoxville recorded a Notice of Lien against Charles S. and Betty Anne Brown, 2137 Major Street, Knoxville, TN, 37921, dated August 9, 2024, recorded August 15, 2024, in the original principal amount of $224.20, of record in Instrument No. 202408150009265, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 142D in the Register's Office for Knox County, Tennessee.

Unable to link Grantor, Lorenzo Harvey Kelley, to Lavern McClellan, last known record owner.

According to Affidavit of Heirship of record in Instrument No. 202408090008111, recorded by Admiral Title, Charles S. Brown died on or about January 22, 2012 and Betty Anne Edgeworth Brown died on or about January 19, 2021. She was survived by sons, Charles A. and Darryl N. Brown

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,560.83
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,678.71

TAX ID: 081PM-026 **TAX SALE:** 25
TRUSTEE FILE: 349
OWNER(S) & ADDRESS(ES):
Kinza L. White
1745 Connecticut Ave, Knoxville, TN 37921
COMMON DESCRIPTION:
1745 Connecticut Ave, Knoxville, TN 37921
Lot 4, Block 21, Lonsdale Land Co: Map Cabinet A, Slide 142D
50 X 144
LEGAL DESCRIPTION & DERIVATION:
SITUATED 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 Lot 4, Block 21, Lonsdale Land Company Addition, as shown on the map of the same of record in Cabinet A, Slide 142D (formerly Map Book 5, Page 183) in the Register's Office for Knox County, Tennessee, said property being bounded and described as shown on map of aforesaid addition to which map reference is made for a more particular description; said premises bearing street address of 1745 Connecticut Avenue, Knoxville, Tennessee.

BEING the same property conveyed to Kinza L. White by Limited Warranty Deed (Corporation) from Knoxville Habitat for Humanity, Inc., a Tennessee Non-Profit Corporation, dated June 9, 1999, recorded June 15, 1999, in Instrument No. 199906150205314 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

The City of Knoxville recorded a Deed of Trust executed by Kinza White, to Charles W. Swanson, Trustee, dated 10/09/2015, recorded 10/13/2015, in the original principal amount of $28,341.18, of record in Instrument No. 201510130023364, in the Register's Office for Knox County, Tennessee. **SERVE: Charles Swanson, Law Director, City of Knoxville, 400 Main St., Room 699, 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 142D in the Register's Office for Knox County, Tennessee.

Subject to Restrictions of record in Instrument No. 199906150205315 in the Register's Office for Knox County, Tennessee. (appears to be expired.)

Vesting deed of record in Instrument No. 199906150205314 contains right of First Refusal but appears to be expired.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,813.11
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $5,044.62

TAX ID: 082AD-048 **TAX SALE:** 25
TRUSTEE FILE: 351
OWNER(S) & ADDRESS(ES):
Delores S. Johnson or her heirs
0 N Cherry St, Knoxville, TN 37914
2345 Dodson Ave, Knoxville, TN 37917
COMMON DESCRIPTION:
0 N Cherry St, Knoxville, TN 37914
Lot 5, Block B, North Knoxville Lot & Bldg Assoc Add; Map Cabinet A, Slide 100B
117.7 X 159.2 X IRR
LEGAL DESCRIPTION & DERIVATION:
SITUATE in the Old Second (2nd) Civil District of Knox County, Tennessee, and within the 16th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 5, Block B, of the North Knoxville Association Lot and Building Map Addition to Knoxville, Tennessee, a subdivision to Knoxville, Tennessee, as shown by map of record in Map Cabinet A, Slide 100B (formerly Map Book 4, Page 21), 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 Malinda Stafford Mostella, by Quit-Claim Deed from Alease Armstrong, Delores Johnson, Harry Atkins, and Charles J. Atkins, dated March 9, 1989, record July 27, 1989, in Deed Book 1983, Page 778 in the Register's Office for Knox County, Tennessee. Malinda Stafford Mostella died on or about October 4, 2002,devising the property to Delores S. Johnson by her will filed in Probate Docket 04-628101, Knox County Chancery Court.

INTERESTED PERSONS (ENCUMBRANCES): None found

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

Malinda Stafford Mostella died testate on or about October 4, 2003. Her estate was filed for probate in the Chancery Court for Knoxville, Tennessee, Probate Division Case No. 04-628101, and was closed 07/07/2006.

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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 100B in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,678.79
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,466.99

TAX ID: 082BA-050 **TAX SALE:** 25
TRUSTEE FILE: 354
OWNER(S) & ADDRESS(ES):
Sneil LLC
2741 Cecil Ave, Knoxville, TN 37917
2000 S Batavia Ave Ste 520, Geneva, IL 60134
COMMON DESCRIPTION:
2741 Cecil Ave, Knoxville, TN 37917
Lot 3, Block B, North Place Add; Map Cabinet A, Slide 84C
50 X 175
LEGAL DESCRIPTION & DERIVATION:
SITUATED in District No. Two of Knox County, Tennessee and within the 16th Ward of the City of Knoxville, Tennessee, being known and designated as all of Lot No. 3 in Block "B" of North Place Addition to Knoxville, Tennessee, as shown by map of said Addition of record in Map Cabinet A, Slide 84C (formerly Map Book 3, Page 121) in the Register's Office of Knox County, Tennessee, said lot fronting 50 feet on the Northern side of Cecil Avenue and running back in a Northerly direction 175 feet to an alley, and being more particularly described as follows, to wit:

BEGINNING at a point in the Northern line of Cecil Avenue, which said point of beginning is distant 100 feet in a Westerly direction from the point of intersection of the North line of Cecil Avenue with the Eastern line of Cooper Street; running thence from said point of beginning along the Northern line of Cecil Avenue in a Westerly direction 50 feet to a point marking the Southeastern corner of Lot 4, Block "B" of said Addition; running thence along the common dividing line of Lots 3 and 4 in a Northerly direction 175 feet to a point in the Southern line of an alley; running thence with the said line of the alley in an Easterly direction 50 feet to a point in the common dividing line of Lots 2 and 3 in said block of said Addition: running thence in a Southerly direction with said dividing line of Lots 2 and 3, 175 feet to a point in the Northern line of Cecil Avenue, the place of BEGINNING.

BEING the same property conveyed to Sneil, LLC by Clerk and Master's Deed from Howard G Hogan, Clerk and Master of the Chancery Court at Knoxville, Tennessee, dated July 27, 2007, recorded February 26, 2009, in Instrument No. 200902260053271 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated January 11, 2018, recorded January 22, 2018, in the original principal amount of $332.00, of record in Instrument No. 201801220043299, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated September 17, 2018, recorded September 18, 2018, in the original principal amount of $211.00, of record in Instrument No. 201809180017989, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated November 7, 2018, recorded November 7, 2018, in the original principal amount of $211.00, of record in Instrument No. 201811070029434, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated December 4, 2018, recorded December 7, 2018, in the original principal amount of $211.00, of record in Instrument No. 201812070035367, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated July 24, 2019, recorded July 25, 2019, in the original principal amount of $211.00, of record in Instrument No. 201907250006012, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated November 13, 2019, recorded November 14, 2019, in the original principal amount of $211.00, of record in Instrument No. 201911140033617, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated October 20, 2020, recorded October 21, 2020, in the original principal amount of $359.50, of record in Instrument No. 202010210032945, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

8. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated January 19, 2021, recorded January 20, 2021, in the original principal amount of $211.00, of record in Instrument No. 202101200058463, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

9. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated February 23, 2022, recorded February 25, 2022, in the original principal amount of $211.00, of record in Instrument No. 202202250066156, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

10. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated January 31, 2023, recorded February 1, 2023, in the original principal amount of $211.00, of record in Instrument No. 202302010042921, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

11. The City of Knoxville recorded a Notice of Lien against Sneil LLC, 2741 Ceil Avenue, Knoxville, TN 37917, dated December 30, 2024, recorded January 13, 2025, in the original principal amount of $279.20, of record in Instrument No. 202501130036393, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 84C in the Register's Office for Knox County, Tennessee.

Sneil LLC is not a registered business entity according to the Tennessee Secretary of State website. Also not found in Illinois.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,810.08
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $5,872.43

TAX ID: 082BD-016 **TAX SALE:** 25
TRUSTEE FILE: 355
OWNER(S) & ADDRESS(ES):
Nathaniel Chesney (Life Estate only, now deceased)
Debra Chesney McMahan (Life Estate)
Hollis McMahan AKA Hollis McMahan Demarcus Martin
Heirs of Timothy Chesney (deceased)
Latasha Chesney
2718 Cecil Ave, Knoxville, TN 37917
COMMON DESCRIPTION:
2718 Cecil Ave, Knoxville, TN 37917
Lot 4, Lloyd F. Sharp's Addition to North Hills; Map Cabinet C, Slide 57D
59 X 150
LEGAL DESCRIPTION & DERIVATION:
SITUATED in District No. Two of Knox County, Tennessee, and within the 16th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 4, Lloyd F. Sharp's Addition to North Hills, as shown on the map of the same of record in Map Cabinet C, Slide 57D (formerly Map Book 23, Page 29), 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 Land Surveyors, Inc., dated February 26, 1979.

BEING the same property conveyed to Nathaniel Chesney, for the remainder of his life and after his death to Hollis McMahan, Timothy Chesney and Latasha Chesney, as tenants-in-common, with a life estate held by Debra Chesney McMahan, by Warranty Deed from Nathaniel Chesney and Debra Chesney McMahon, dated December 9, 1993, recorded December 10, 1993, in Deed Book 2126, Page 480 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

ORNL Federal Credit Union recorded a Revolving Credit Deed of Trust executed by Debra S. Chesney, Timothy Chesney, Hollis McMahan and Latasha Chesney (AKA) Debra Chesney, to Thomas H. Dickenson, Trustee, dated 10/12/13, recorded 11/12/13, in the original principal amount of $10,000.00, of record in Instrument No. 201311120030372, in the Register's Office for Knox County, Tennessee. **SERVE: ORNL Federal Credit Union, 221 South Rutgers Ave., Oak Ridge, TN 37830. Trustee - Thomas H. Dickenson, Attorney, Hodges, Doughty & Carson, PLLC, 617 W. Main Street, 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:

Subject to all matters as shown on plat of record in Map Cabinet C, Slide 57D in the Register's Office for Knox County, Tennessee.

See Affidavit of Heirship of record in Instrument No. 202206100093239 regarding heirs of Nathaniel Chesney, who died on or about November 18, 2012.

According to an online obituary, Timothy Nathaniel Chesney died on or about February 14, 2020. He was survived son Dylann Chesney and daughter Niji Chesney.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,226.37

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $7,476.11

TAX ID: 082BF-00202 **TAX SALE:** 25

TRUSTEE FILE: 356

OWNER(S) & ADDRESS(ES):

1500 Cherry St Lodge; 1500 N Cherry St
Registered Agent: National Registered Agents Inc. 2000 E 23rd St, Chattanooga, TN 37404
Principal Office/Mailing Address: 400 Galleria Pkwy. SE Ste 1140, Atlanta, GA 30339

COMMON DESCRIPTION:

1500 N. Cherry St, Knoxville, TN 37917

LEGAL DESCRIPTION:

BEGINNING AT A 5/8 INCH IRON PIN IN THE NORTHEASTERN RIGHT OF WAY OF N CHERRY STREET LOCATED 105 FEET IN A SOUTHEASTERLY DIRECTION FROM THE SOUTHEASTERN RIGHT OF WAY OF JOHN DEERE DRIVE; THENCE LEAVING THE RIGHT OF WAY OF N CHERRY STREET AND RUNNING WITH THE PROPERTY OF CHERRY STREET INDUSTRIAL PARK; THENCE NORTH 48 DEG. 23 MIN. EAST, 274.90 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 41 DEG. 38 MIN. EAST, 200.13 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 62 DEG. 09 MIN. EAST, 217.43 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 61 DEG. 53 MIN. EAST, 97.46 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 34 DEG. 01 MIN. EAST, 40.29 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 55 DEG. 26 MIN. EAST, 255.17 FEET TO A 5/8 INCH IRON PIN CORNER TO D. F. S. PROPERTIES, L.P.; THENCE WITH THE PROPERTY OF D. F. S. PROPERTIES, L.P SOUTH 34 DEG. 46 MIN. EAST, 160.02 FEET TO A POINT IN THE RIGHT OF WAY OF INTERSTATE 40; THENCE WITH SAID RIGHT OF WAY SOUTH 55 DEG. 13 MIN. WEST, 254.92 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 53 DEG. 37 MIN. WEST, 116.19 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 53 DEG. 36 MIN. WEST, 260.99 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 70 DEG. 56 MIN. WEST, 6.69 FEET TO A 1/2 INCH IRON PIN CORNER TO PATEL AND RAJANI PROPERTIES, INC.; THENCE WITH THE PROPERTY OF PATEL AND RAJANI PROPERTIES, INC. NORTH 41 DEG. 35 MIN. WEST, 337.36 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 48 DEG. 17 MIN. WEST, 174.92 FEET TO A 1/2 INCH IRON PIN IN THE NORTHEASTERN RIGHT OF WAY OF N CHERRY STREET; THENCE WITH SAID RIGHT OF WAY NORTH 41 DEG. 56 MIN. WEST, 25.48 FEET TO MAGNAIL; THENCE NORTH 41 DEG. 35 MIN. WEST 75.00 FEET TO A 5/8 INCH IRON PIN WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 3.88 ACRES ACCORDING TO THE SURVEY OF HINDS SURVEYING CO., REGISTERED LAND SURVEYOR NO. 967, DATED JANUARY 8, 2022 AND DESIGNATED AS JOB NO. 2201001.

DERIVATION:

BEING the same property conveyed to 1500 Cherry St. Lodge, LLC from Devi, Inc., by warranty deed dated February 3rd, 2022, and recorded on February 9th, 2022, in instrument no. 202202090061807, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust executed by 1500 Cherry St Lodge, LLC, to William H. Hilton III, Trustee in favor of Ridgehurst Investment Group, LLC, dated February 03, 2022 and record on February 09, 2002 in Instrument No. 202202090061808, in Register's Office for Knox County, securing the principal sum of $1,650,000.00. Serve: RidgeHurst Investment Group, LLC as Beneficiary at 2334 Willington Shoals Place, Smyrna, Georgia 30080. Ser

Deed of Trust executed by 1500 Cherry St Lodge, LLC, a Georgia limited liability company to Alexis Cantrell, Trustee in favor of 30 Highland Avenue, LLC, dated March 25, 2024 and record on April 26, 2024 in Instrument No. 202404260053017 in Register's Office for Knox County, securing the principal sum of $500,000.00. Serve: 30 Highland Avenue, LLC, as Beneficiary at 2024 Hickory Trail, Rochester Hills, Michigan 48309

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: None found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE:

1500 Cherry St. Lodge, LLC is in good standing with the Tennessee Secretary of State. Amit Patel is the Registered Agent, and it is a five-member entity formed in Georgia.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $16,599.22

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $24,121.37

TAX ID: 082BF-00223 **TAX SALE:** 25

TRUSTEE FILE: 357

OWNER(S) & ADDRESS(ES):

1500 Cherry St Lodge; 0 N. Cherry St, Knoxville, TN 37917
Registered Agent: National Registered Agents Inc. 2000 E 23rd St, Chattanooga, TN 37404

COMMON DESCRIPTION:

0 N. Cherry St, Knoxville, TN 37917

LEGAL DESCRIPTION:

BEGINNING AT A 5/8 INCH IRON PIN IN THE NORTHEASTERN RIGHT OF WAY OF N CHERRY STREET LOCATED 105 FEET IN A SOUTHEASTERLY DIRECTION FROM THE SOUTHEASTERN RIGHT OF WAY OF JOHN DEERE DRIVE; THENCE LEAVING THE RIGHT OF WAY OF N CHERRY STREET AND RUNNING WITH THE PROPERTY OF CHERRY STREET INDUSTRIAL PARK; THENCE NORTH 48 DEG. 23 MIN. EAST, 274.90 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 41 DEG. 38 MIN. EAST, 200.13 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 62 DEG. 09 MIN. EAST, 217.43 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 61 DEG. 53 MIN. EAST, 97.46 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 34 DEG. 01 MIN. EAST, 40.29 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 55 DEG. 26 MIN. EAST, 255.17 FEET TO A 5/8 INCH IRON PIN CORNER TO D. F. S. PROPERTIES, L.P.; THENCE WITH THE PROPERTY OF D. F. S. PROPERTIES, L.P SOUTH 34 DEG. 46 MIN. EAST, 160.02 FEET TO A POINT IN THE RIGHT OF WAY OF INTERSTATE 40; THENCE WITH SAID RIGHT OF WAY SOUTH 55 DEG. 13 MIN. WEST, 254.92 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 53 DEG. 37 M N. WEST, 116.19 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 53 DEG. 36 MIN. WEST, 260.99 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 70 DEG. 56 MIN. WEST, 6.69 FEET TO A 1/2 INCH IRON PIN CORNER TO PATEL AND RAJANI PROPERTIES, INC.; THENCE WITH THE PROPERTY OF PATEL AND RAJANI PROPERTIES, INC. NORTH 41 DEG. 35 MIN. WEST, 337.36 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 48 DEG. 17 MIN. WEST, 174.92 FEET TO A 1/2 INCH IRON PIN IN THE NORTHEASTERN RIGHT OF WAY OF N CHERRY STREET; THENCE WITH SAID RIGHT OF WAY NORTH 41 DEG. 56 MIN. WEST, 25.48 FEET TO MAGNAIL; THENCE NORTH 41 DEG. 35 MIN. WEST 75.00 FEET TO A 5/8 INCH IRON PIN WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 3.88 ACRES ACCORDING TO THESURVEY OF HINDS SURVEYING CO., REGISTERED LAND SURVEYOR NO. 967, DATED JANUARY 8, 2022 AND DESIGNATED AS JOB NO. 2201001.

DERIVATION:

BEING the same property conveyed to Devi, Inc. by Deed dated February 3, 2022, of record as Instrument #202202090061806 in the Register's Office for Knox County, Tennessee. BEING also the same property conveyed to Govind Shah by Deed dated November 17, 2004 of record as Instrument #200809040016306 in the Register's Office for Knox County, Tennessee

INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust executed by 1500 Cherry St Lodge, LLC, a Georiga limited liability company to William H. Hilton III, Trustee in favor of Ridgehurst Investment Group, LLC, dated February 03, 2022 and record on February 09, 2022 in Document No. 202202090061808, in Register's Office for Knox County, securing the principal sum of $1,650,000.00.

Deed of Trust executed by 1500 Cherry St Lodge, LLC a Georgia limited liability company, to Alexi Cantrell, Trustee in favor of 30 Highland Avenue, LLC, a Michigan limited liability company, dated March 25, 2024 and record on April 26, 2024, in Document No. 202404260053017 , in Register's Office for Knox County, securing the principal sum of $500,000.00.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: None found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE:

1500 Cherry St Lodge, LLC is in good standing with the Tennessee Secretary of State, is manager managed, and has five members.

Subject to Joint Permenant Easement recorded in Book 2308, page 750, in the Register's Office for Knox County, Tennessee.

Subject to Restrictions Easement recorded in Book 2043, page 180, in the Register's Office for

Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,804.12

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $8,136.56

TAX ID: 082BF-00224 **TAX SALE:** 25

TRUSTEE FILE: 358

OWNER(S) & ADDRESS(ES):

1500 Cherry St Lodge; 1494 N Cherry St
Registered Agent: National Registered Agents Inc.
2000 E 23rd St, Chattanooga, TN 37404

COMMON DESCRIPTION:

1494 N Cherry Street, Knoxville, TN 37917

LEGAL DESCRIPTION:

BEGINNING AT A 5/8 INCH IRON PIN IN THE NORTHEASTERN RIGHT OF WAY OF N CHERRY STREET LOCATED 105 FEET IN A SOUTHEASTERLY DIRECTION FROM THE SOUTHEASTERN RIGHT OF WAY OF JOHN DEERE DRIVE; THENCE LEAVING THE RIGHT OF WAY OF N CHERRY STREET AND RUNNING WITH THE PROPERTY OF CHERRY STREET INDUSTRIAL PARK; THENCE NORTH 48 DEG. 23 MIN. EAST, 274.90 FEET TO A 1/2 INSH IRON PIN; THENCE SOUTH 41 DEG. 38 MIN. EAST, 200.13 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 62 DEG. 09 MIN. EAST, 217.43 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 61 DEG. 53 MIN. EAST, 97.46 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 34 DEG. 01 MIN. EAST, 40.29 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 34 DEG. 01 MIN. EAST, 40.29 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 55 DEG. 26 MIN. EAST, 255.17 FEET TO A 5/8 INCH IRON PIN CORNER TO D. F. S. PROPERTIES, L.P; THENCE WITH THE PROPERTY OF D.F.S. PROPERTIES, L.P SOUTH 34 DEG. 46 MIN. EAST, 160.02 FEET TO A POINT IN THE RIGHT OF WAY OF INTERSTATE 40; THENCE WITH SAID RIGHT OF WAY SOUTH 55 DEG. 13 MIN. WEST, 254.92 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 53 DEG. 37 MIN. WEST, 116.19 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 53 DEG. 36 MIN. WEST, 260.99 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 70 DEG. 56 MIN. WEST, 6.69 FEET TO A 1/2 INCH IRON PIN, THENCE SOUTH 70 DEG. 56 MIN. WEST, 6.69 FEET TO A 1/2 INCH IRON PIN CORNER TO PATEL AND RAJANI PROPERTIES, INC.; THENCE WITH THE PROPERTY OF PATEL AND RAJANI PROPERTIES, INC. NORTH 41 DEG. 35 MIN. WEST, 337.36 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 48 DEG. 17 MIN. WEST, 174.92 FEET TO A 1/2 INCH IRON PIN IN THE NORTHEASTERN RIGHT OF WAY OF N CHERRY STREET; THENCE WITH SAID RIGHT OF WAY NORTH 41 DEG. 56 MIN. WEST, 25.48 FEET TO MAGNAIL; THENCE NORTH 41 DEG. 35 MIN. WEST 75.00 FEET TO A 5/8 INCH IRON PIN WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 3.88 ACRES ACCORDING TO THE SURVEY OF HINDSSURVEYING CO., REGISTERED LAND SURVEYOR NO. 967, DATED JANUARY 8, 2022 AND DESIGNATED AS JOB NO. 2201001.

DERIVATION:

BEING the same property conveyed to Devi, Inc. By Deed dated February 3, 2022, of record as Instrument #202202090061806 in the Register's Office for Knox County, Tennessee. BEING also the same property conveyed to Govind Shah by Deed dated November 17, 2004 of record as Instrument #200809040016306 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust executed by 1500 Cherry St Lodge, LLC, a Georgia limited liability company to William H. Hilton III, Trustee in favor of Ridgehurst Investment Group, LLC, a Georgia limited liability company dated February 3, 2022 and record on February 9, 2022 in Instrument No. 202202090061808, in Register's Office for Knoxville County, securing the principal sum of $1,650,000.00. Serve Willaim H. Hilton III, c/o Fidelity National Title Group, 6840 Carothers Parkway, Suite 200, Franklin, TN 37067.

Deed of Trust executed by 1500 Cherry St Lodge, LLC, a Georgia limited liability company to Alexis Cantrell Trustee in favor of 30 Highland Avenue, LLC, a Michigan limited liability company, dated March 25, 2024 and record on April 26, 2024 in Instrument No. 202404260053017, in Register's Office for Knoxville County, securing the principal sum of $500,000.00. Serve Alexis Cantrell, 216 Centerview Drive, Suite 360, Brentwood, TN 37027.

Declaration of Joint Permanent Easement of record in Book 2308, page 750, in the Register's Office for Knox County, Tennessee, as affected by Revised and Restated in Book 2310, page 118, said Register's Office.

Easement granted to Telescripps Cable Company of record in Book 2043, page 180, said Register's Office.

Matters appearing on Plat of record in Map J 68-D and Map P 289-D, 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 of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE:1500 Cherry St Lodge, LLC is in good standing with the Georgia Secretary of State.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,887.56

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $17,271.81

TAX ID: 082CD-017 **TAX SALE:** 25

TRUSTEE FILE: 359

OWNER(S) & ADDRESS(ES):

Devisees of Juanita W. Shea:
Devisees of James T. Shea III
Heir of James T. Shea IV
Judith Ann Shea
1572 Palm Avenue, Jacksonville, FL 32207
Barbara G. Shea
1015 Craigland Court, Knoxville, TN 37919
Michael S. Shea
1015 Bretton Ridge Ln, Knoxville, TN 37919
221 Wilsonia Ave, Nashville, TN 37205
Rachel Elizabeth Shea
114 Rose Dr, Knoxville, TN 37918

COMMON DESCRIPTION:

3205 E Magnolia Ave, Knoxville, TN 37914
Lot 3, Block R, Lake Park Springs Add; Map Cabinet A, Slide 98D
50 X 160

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Two (2) of Knox County, Tennessee, within the 15th Ward of the City of Knoxville, and being Lot 3, Block R, of Lake Park Springs Addition as same appears on Map of record in the Register's Office for Knox County, Tennessee, in Map Cabinet A, Slide 98D (formerly Map Book 4, Page 15) said property fronting 50 feet on the Northwest side of Magnolia Avenue and extending back in a northwesterly direction between parallel lines 160 feet to the southeast line of an alley.

BEING the same property conveyed to Juanita W. Shea by Warranty Deed from Jack E. Passafume, dated September 7, 1977, recorded October 10, 1977, in Deed Book 1624, Page 263 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated February 23, 2015, recorded February 25, 2015, in the original principal amount of $200.00, of record in Instrument No. 201502250045370, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated September 11, 2015, recorded September 14, 2015, in the original principal amount of $200.00, of record in Instrument No. 201509140016784, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated September 28, 1015, recorded September 29, 2015, in the original principal amount of $200.00, of record in Instrument No. 201509290020220, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated November 17, 2015, recorded November 18, 2015, in the original principal amount of $200.00, of record in Instrument No. 201511180031054, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated September 22, 2016, recorded September 23, 2016, in the original principal amount of $200.00, of record in Instrument No. 201609230019598, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated November 4, 2016, recorded November 7, 2016, in the original principal amount of $200.00, of record in Instrument No. 201611070029562, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated December 21, 2016, recorded December 22, 2016, in the original principal amount of $200.00, of record in Instrument No. 201612220039818, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

8. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated August 11, 2017, recorded August 14, 2017, in the original principal amount of $200.00, of record in Instrument No. 201708140009963, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

9. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated January 28, 2018, recorded January 30, 2018, in the original principal amount of $200.00, of record in Instrument No. 201801300045043, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

10. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated February 8, 2018, recorded February 9, 2018, in the original principal amount of $211.00, of record in Instrument No. 201802090047143, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

11. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated July 25, 2018, recorded July 26, 2018, in the original principal amount of $200.00, of record in Instrument No. 201807260005501, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

12. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated October 16, 2018, recorded October 17, 2018, in the original principal amount of $211.00, of record in Instrument No. 201810170024851, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

13. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated November 5, 2018, recorded November 6, 2018, in the original principal amount of $200.00, of record in Instrument No. 201811060029139, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

14. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated December 11, 2018, recorded December 13, 2018, in the original principal amount of $266.00, of record in Instrument No. 201812130036537, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

15. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated July 23, 2019, recorded July 25, 2019, in the original principal amount of $211.00, of record in Instrument No. 201907250005914, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

16. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated August 15, 2019, recorded August 16, 2019, in the original principal amount of $200.00, of record in Instrument No. 201908160012001, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

17. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated October 28, 2019, recorded October 29, 2019, in the original principal amount of

$211.00, of record in Instrument No. 201910290029551, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

18. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated November 13, 2019, recorded November 14, 2019, in the original principal amount of $211.00, of record in Instrument No. 201911140033659, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

19. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated December 17, 2019, recorded December 19, 2019, in the original principal amount of $211.00, of record in Instrument No. 201912190041667, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

20. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated July 20, 2022, recorded July 25, 2022, in the original principal amount of $288.00, of record in Instrument No. 202207250005301, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

21. The City of Knoxville recorded a Notice of Lien against Juanita W. Shea, 3205 East Magnolia Avenue, Knoxville, TN 37914, dated November 14, 2022, recorded November 17, 2022, in the original principal amount of $222.00, of record in Instrument No. 202211170029868, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street, Room 699, Knoxville, TN 37902.**

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

Juanita W. Shea died on or about June 3, 1998. Her estate was filed for probate as Docket No. P-55626-2, Chancery Court for Knox County, Tennessee, Probate Division. Heirs are listed as James T. Shea, III and Judith Ann Shea.

James T. Shea III died on or about April 8, 2001. His estate was filed for probate as Docket No. P-01-589071. Estate was devised to wife, Barbara G. Shea, a Marital Gift with remainder to Family Trust. Beneficiaries were James T. Shea IV and Michael S. Shea.

James Thomas Shea IV died intestate on or about March 30, 2016. Probate Docket No. P-16-776222; sole heir is shown as Rachel Elizabeth Shae.

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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 98D in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,838.21

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $4,507.03

TAX ID: 082DB-019 **TAX SALE:** 25

TRUSTEE FILE: 361

OWNER(S) & ADDRESS(ES):

Toriano Bates
3801 Martin Luther King Jr. Ave., Knoxville, TN 37914
422 Oakleaf Circle, Knoxville, TN 37924

COMMON DESCRIPTION:

3801 Martin Luther King Jr. Ave., Knoxville, TN 37914
Lot 7, Sunnyside Add; Map Cabinet A, Slide 371C
50 X 200M X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Second (2nd) Civil District of Knox County, Tennessee, being located within the 13th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 7 of Sunnyside Addition, as originally depicted by map of record in Map Cabinet A, Slide 371C (formerly Map Book 111, Page 121), in the Register's Office for Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin marking the point of intersection of the Northwestern right of way line of McCalla Avenue with the Northwestern right of way line of Kirkwood Street; thence with the Northeastern right of way line of Kirkwood Street, North 42 deg. 56 min. West, 198.14 feet to an iron pin in the Southeastern right of way line of an alley; thence with the Southeastern right of way line of the aforementioned alley, North 45 deg. 23 min. East 50 feet to an iron pin marking a common corner of Lots 7 and 8 in the aforementioned addition; thence with the aforementioned Lot 8, South 42 deg. 56 min. East, 192.88 feet to an iron pin in the Northwestern right of way line of McCalla Avenue; thence with McCalla Avenue, South 39 deg. 24 min. West, 50.43 feet to an iron pin, the point of BEGINNING, as shown by survey of Stanley Hinds, Registered Land Surveyor dated January 4, 198-, bearing Job No. 881297.

BEING PART OF the same property conveyed to Toriano Bates, unmarried by Warranty Deed from Sheb Phillips, married, dated October 19, 2018, recorded October 23, 2017, in Instrument No. 201710230025473 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Sheb Phillips executed a Deed of Trust executed by Toriano Bates, unmarried, to Title Professionals, Inc., Trustee for dated 10/19/2017, recorded 10/23/2017, in the original principal amount of $77,000.00, of record in Instrument No. 201710230025474, in the Register's Office for Knox County, Tennessee. **SERVE: Sheb Phillips, 406 Sweetwater Vonore Road, Sweetwater, TN 37874. Trustee -Title Professionals, Inc. 134-G Marketplace Blvd., Knoxville, TN 37922.**

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 all matters as shown on plat of record in Map Cabinet A, Slide 371C in the Register's Office for Knox County, Tennessee.

Subject to Covenants for Permanent Maintenance of Stormwater Facilities of record in Instrument No. 200504140081663 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,044.26

TAX ID: 082DC-059 **TAX SALE:** 25

TRUSTEE FILE: 362

OWNER(S) & ADDRESS(ES):

Ruley Brown (deceased – 4/30/2006)
Annie Mae Brown (deceased 7/21/2001)
204 Fern St, Knoxville, TN 37914
Devisees of Ruley Brown Jr.:
Evelyn J. Brown
Address Unknown
Robay Alberta Brown Stroble
252 High Street, Spartanburg, SC 29306
Rona Jackson a/k/a Ronay Jackson
199 Bondale Drive, Spartanburg, SC 29303
William S. Brown
843 Tulip Lane, Orangeburg, SC 29115
Sara L. Brown Moss (appears to be deceased)
Sherman A. Moss, Sr. (listed on judgments)
10612 Holleybrooke Drive, Spotsylvania, VA 22553

COMMON DESCRIPTION:

204 Fern St, Knoxville, TN 37914
Lot 1, Fair Garden Land Co. Add., Map Cabinet A, Slide 157D
54.24 X 150

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. One (1) of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, the same being Lot 1, Fairgarden Land Company Addition, according to the map of the same of record in Map Cabinet A, Slide 371C (formerly Map Book 5, Page 222), in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the northeast line of Fern Street at the common corner between Lots 1 and 2, said point being distant 108.48 feet northwesterly from the intersection of Fern Street and Catalpa Avenue; thence from said beginning point with the line of Ferm Street, North 35 deg. 03 min. West 54.24 feet to an iron pin, corner to Burlington Speedway Addition; thence with the line of same, North 63 deg. 18 min. east, 150 feet to an iron pin in the southwest line of an alley; thence with said line, South 35 deg. 03 min. East, 54.24 feet to an iron pin, corner to Lot 2; thence with the line of said lot and along a fence line, South 63 deg. 18 min. West, 150 feet to the place of BEGINNING; according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, dated September 1, 1965.

BEING the same property conveyed to Ruley Brown and wife, Annie Mae Brown by Warranty Deed from Melvin C.R. Winston and wife, Carolyn W. Winston, dated October 18, 1971, recorded November 8, 1971, in Deed Book 1467, Page 95 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated March 24, 2015, recorded March 25, 2015, in the original principal amount of $266.00, of record in Instrument No. 201503250051415, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated July 2, 2015, recorded July 2, 2015, in the original principal amount of $266.00, of record in Instrument No. 201507020000452, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated September 11, 2015, recorded September 14, 2015, in the original principal amount of $211.00, of record in Instrument No. 201509140016741, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated October 16, 2015, recorded October 20, 2015, in the original principal amount of $211.00, of record in Instrument No. 201510200024719, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated December 14, 2015, recorded December 15, 2015, in the original principal amount of $266.00, of record in Instrument No. 201512150036094, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated May 25, 2016, recorded May 26, 2016, in the original principal amount of $249.50, of record in Instrument No. 201605260068788, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated August 3, 2016, recorded August 3, 2016, in the original principal amount of $266.00, of record in Instrument No. 201608030008042, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

8. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated October 17, 2016, recorded October 17, 2016, in the original principal amount of $266.00, of record in Instrument No. 201610170025135, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

9. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated December 20, 2016, recorded December 21, 2016, in the original principal amount of $211.00, of record in Instrument No. 201612210039424, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

10. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated July 17, 2017, recorded July 18, 2017, in the original principal amount of $211.00, of record in Instrument No. 201707180003778, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

11. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated September 22, 2017, recorded September 25, 2017, in the original principal amount of $211.00, of record in Instrument No. 201709250019208, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

12. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated December 6, 2017, recorded December 7, 2017, in the original principal amount of $211.00, of record in Instrument No. 201712070035115, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

13. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated July 25, 2018, recorded July 26, 2018, in the original principal amount of $211.00, of record in Instrument No. 201807260005458, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

14. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated September 21, 2018, recorded September 24, 2018, in the original principal amount of $211.00, of record in Instrument No. 201809240019215, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

15. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated November 5, 2018, recorded November 6, 2018, in the original principal amount of $200.00, of record in Instrument No. 201811060029134 in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

16. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated December 3, 2018, recorded December 4, 2018, in the original principal amount of $211.00, of record in Instrument No. 201812040034169, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

17. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated December 27, 2018, recorded January 3, 2019, in the original principal amount of $222.00, of record in Instrument No. 201901030040449, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

18. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated July 23, 2019, recorded July 25, 2019, in the original principal amount of $211.00, of record in Instrument No. 201907250005944, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

19. The City of Knoxville recorded a Notice of Lien against Annie Mae Brown, deceased; Ruly Brown, deceased; All known, unknown and unborn heirs, Evelyn J. Brown, address unknown; Robay Alberta Brown Stroble, 252 High Street, Spartanburg, SC 29306; Rona Jackson a/k/a Ronay Jackson, 199 Bondale Drive, Spartanburg, SC 29303; William S. Brown, 843 Tulip Loan, Orangeburg, SC, 29115; Sarah L. Brown Moss, deceased; Sherman A. Moss, Sr., 10612 Holleybrooke Drive, Spotsylvania, VA 22553; dated August 8, 2019, recorded August 12, 2019, in the original principal amount of $174.66, of record in Instrument No. 201908120010220, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

20. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated November 13, 2019, recorded November 14, 2019, in the original principal amount of $211.00, of record in Instrument No. 201911140033650, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

21. The City of Knoxville recorded a Notice of Lien against Annie Mae Brown, deceased; Ruly Brown, deceased; Evelyn J. Brown, address unknown; Robay Alberta Brown Stroble, 252 High Street, Spartanburg, SC 29306; Rona Jackson a/k/a Ronay Jackson, 199 Bondale Drive, Spartanburg, SC 29303; William S. Brown, 843 Tulip Loan, Orangeburg, SC, 29115; Sarah L. Brown Moss, deceased; Sherman A. Moss, Sr., 10612 Holleybrooke Drive, Spotsylvania, VA 22553; dated December 4, 2019, recorded December 5, 2019, in the original principal amount of $4,972.35, of record in Instrument No. 201912050038619, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

22. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated December 17, 2019, recorded December 19, 2019, in the original principal amount of $211.00, of record in Instrument No. 201912190041652, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

23. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated April 11, 2024, recorded April 15, 2024, in the original principal amount of $241.80, of record in Instrument No. 202404150050700, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

24. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated July 19, 2024, recorded July 22, 2024, in the original principal amount of $224.20, of record in Instrument No. 202407220004037, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

25. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated August 7, 2024, recorded August 19, 2024, in the original principal amount of $224.20, of record in Instrument No. 202408190009881, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

26. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated December 30, 2024, recorded January 8, 2025, in the original principal amount of $261.60, of record in Instrument No. 202501080035750, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

27. The City of Knoxville recorded a Notice of Lien against Ruley and Annie Mae Brown, 204 Fern Street, Knoxville, TN 37914, dated January 10, 2025, recorded January 15, 2025, in the original principal amount of $414.50, of record in Instrument No. 202501150037007, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

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

Ruly N. Brown, Jr. Probate Division, Chancery Court, Docket Number 65106-2 – lists devisees as William Brown, brother, Ronay Jackson, sister, Robay Stroble, sister, and Sarah L Moss, sister, and Evelyn J. Brown.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:

William S. Brown, Northern District of Texas, 19-44283-elm13: no Tennessee property

Evelyn J. Brown, Northern District of Georga, 22-20404-jrs, no TN property.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 157D in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $8,001.94

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $9,946.73

TAX ID: 082DH-009 **TAX SALE:** 25

TRUSTEE FILE: 365

OWNER(S) & ADDRESS(ES):

Steven Fairchild and Erika Fairchild
3746 Lilac Ave, Knoxville, TN 37914

COMMON DESCRIPTION:

3746 Lilac Ave, Knoxville, TN 37914
Lot 178, Fairgarden Add; Map Cabinet A, Slide 157D
52 X 150

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the First Civil District of Knox County, Tennessee, within the 13th Ward of the City of Knoxville, being all of Lot 178 in Fairgarden Addition and 2 feet of Verbena Street, as shown by map of record in Map Cabinet A, Slide 157D (formerly Map Book 5, Page 222) in the Register's Office for Knox County, Tennessee, said property lying on the intersection of the Southwest line of Verbena Street with the Southeastern line of Lilac Avenue, and being more particularly described as follows:

BEGINNING at an iron pin at the point of intersection of the Southwest line of Verbena Street with the Southeast line of Lilac Avenue; thence with Verbena Street, South 26 deg. 42 min. East 150 feet to an iron pin in the Northwest line of an alley; thence with the said alley, South 63 deg. 18 min. West 52 feet to an iron pin, common corner of Lots 178 and 179; thence North 26 deg. 42 min. West with the dividing line between Lots 178 and 179, 150 feet to an iron pin in the Southeast line of Lilac Avenue; thence with Lilac Avenue, North 63 deg. 18 min. East 52 feet to the point of BEGINNING, as shown by survey of G.T. Trotter, Jr., Surveyor.

BEING the same property conveyed to Steven Fairchild and wife, Erika Fairchild by Warranty Deed from Albert Beasley, unmarried, dated July 31, 2006, recorded August 10, 2006, in Instrument No. 200608100012312 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue,

Knoxville, TN 37914, dated September 11, 2015, recorded September 15, 2015, in the original principal amount of $266.00, of record in Instrument No. 201509150017226, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated October 29, 2015, recorded October 30, 2015, in the original principal amount of $266.00, of record in Instrument No. 201510300026932, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated May 25, 2016, recorded May 26, 2016, in the original principal amount of $266.00, of record in Instrument No. 201605260068793, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated August 4, 2016, recorded August 9, 2016, in the original principal amount of $332.00, of record in Instrument No. 201608090009378, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, address unknown; Reconstruct Company, Substitute Trustee, 2380 Performance Drive, TX2-984-0407, Richardson, TX 75082; Deutsche Bank National Trust Company as Trustee for the Certificateholders of the Morgan Stanley ABS Capital I Inc. Trust 2007-HE2, Mortgage Pass-through Certificates, Series 200-HE2, c/o Reconstruct Company, 2380 Performance Drive, TX2-984-0407, Richardson, TX 75082; Select Portfolio Servicing, Inc., PO Box 65250, Salt Lake City, UT 84115-4412; East Tennessee Title Professionals, Inc., Trustee, PO Box 9485, Knoxville, TN 37940; Albert Beasley, 205 Alder Lane, Oak Ridge, TN 37830; regarding 3746 Lilac Avenue, Knoxville, TN 37914, dated September 21, 2016, recorded September 22, 2016, in the original principal amount of $5,105.75, of record in Instrument No. 201609220019228, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated October 11, 2016, recorded October 12, 2016, in the original principal amount of $277.00, of record in Instrument No. 201610120023696, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated December 20, 2016, recorded December 21, 2016, in the original principal amount of $200.00, of record in Instrument No. 201612210039479, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

8. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated September 1, 2017, recorded September 6, 2017, in the original principal amount of $200.00, of record in Instrument No. 201709060015269, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

9. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated January 26, 2018, recorded January 29, 2018, in the original principal amount of $200.00, of record in Instrument No. 201801290044673, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

10. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated February 8, 2018, recorded February 9, 2018, in the original principal amount of $211.00, of record in Instrument No. 201802090047148, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

11. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated September 19, 2018, recorded September 19, 2018, in the original principal amount of $211.00, of record in Instrument No. 201809190018479, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

12. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated October 19, 2018, recorded October 22, 2018, in the original principal amount of $211.00, of record in Instrument No. 201810220025555, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

13. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated November 5, 2018, recorded November 6, 2018, in the original principal amount of $200.00, of record in Instrument No. 201811060029137, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

14. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated December 4, 2018, recorded December 6, 2018, in the original principal amount of $211.00, of record in Instrument No. 201812060035096, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

15. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated December 27, 2018, recorded January 3, 2019, in the original principal amount of $200.00, of record in Instrument No. 201901030040452, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

16. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated July 25, 2019, recorded July 26, 2019, in the original principal amount of $200.00, of record in Instrument No. 201907260006357, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

17. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated August 27, 2019, recorded August 29, 2019, in the original principal amount of $211.0, of record in Instrument No. 201908290014927, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

18. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated October 28, 2019, recorded October 29, 2019, in the original principal amount of $211.00, of record in Instrument No. 201910290029512, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

19. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated November 19, 2019, recorded November 20, 2019, in the original principal amount of $211.00, of record in Instrument No. 201911200035325, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

20. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated February 18, 2022, recorded February 25, 2022, in the original principal amount of $211.00, of record in Instrument No. 202202250066302, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

21. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated November 9, 2022, recorded November 10, 2022, in the original principal amount of $222.00, of record in Instrument No. 202211100028460, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

22. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated August 18, 2023, recorded August 22, 2023, in the original principal amount of $224.20, of record in Instrument No. 202308220009772, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

23. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated July 19, 2024, recorded July 22, 2024, in the original principal amount of $224.20, of record in Instrument No. 202407220004050, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

24. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated August 7, 2024, recorded August 19, 2024, in the original principal amount of $241.80, of record in Instrument No. 202408190009960, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

25. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated December 23, 2024, recorded December 26, 2024, in the original principal amount of $279.20, of record in Instrument No. 202412260033856, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

26. The City of Knoxville recorded a Notice of Lien against Steven and Erika Fairchild, 3746 Lilac Avenue, Knoxville, TN 37914, dated December 30, 2024, recorded January 13, 2025, in the original principal amount of $261.60, of record in Instrument No. 202501130036463, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 157D in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,073.01

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,417.39

TAX ID: 082EB-024 **TAX SALE:** 25

TRUSTEE FILE: 367

OWNER(S) & ADDRESS(ES):

¼ interest in unknown heirs of Robert W. Pope
¼ interest in unknown heirs of Billie Pope
¼ interest in unknown heirs of Anne Pope
¼ interest in devisees of Lois Pope:
Paul Burrows (possibly deceased)
703 N. Wooddale Rd., Knoxville, TN 37924
Jeffrey Burroughs
703 North Wooddale Rd, Knoxville, TN 37924
Patricia Burroughs, spouse of Maurice Burroughs, deceased
Route 3, Cash Road, Knoxville, TN 37924
Wallace F. Burroughs
325 County Road 705, Riceville, TN 37370
Robert W. Burroughs
900 Notch Rd., Knoxville, TN 37920
Mary Jane Hodge
1891 W. Dumpling Valley Rd., New Market, TN 37820
Keith Burroughs (also Attorney for Estate)
900 S. Gay St. Unit 1400, Knoxville, TN 37902

COMMON DESCRIPTION:

0 S. Beaman St., Knoxville, TN 37914
125M X 255M X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District ___ Knox County, Tennessee, and being what appears to be the remaining property of R.L and Grace Pope on South Beaman Street, bounded by Beaman Street to the left, Castle Heights Subdivision on the south (Cab B Slide 82D), Lakeside Addition to the north (Cab B Slide 15C)and west by Ben J. Uhlman Resubdivision (Book Cab B Slide 276C),

No valid legal description able to be found of record.

Vesting deed thought to be Book 331 Page 455, 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:

RL Pope No. 19551
Lois Pope No. 46652-1
Joshua David Pope 019128

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

OTHER MATTERS AFFECTING TITLE:

Per Estates and Obituaries found online (all named are buried in Knox County, TN)

Grace Pope died in 1937, survived by spouse RL Pope and children Herbert Lee Pope, Joshua David Pope and Robert Woodrow Pope. RL Pope remarried Lois Pope and he died on or about February 16, 1953. By his will filed in probate No. 19551, he devised his residual estate to his spouse, Lois Pope and his three children, Herbert L Pope, J. David Pope and Robert W. Pope.

Herbert L. Pope died July 14, 1959, survived by his spouse, Billie Pope, his only child William Pope having been killed in WWII in 1942.

Billie Pope died on or about June 15, 1986. No heirs found.

J. David Pope AKA Joshua David Pope died testate on or about June 1, 1966, devising his estate to his spouse, Anne H. Pope. Anne H. Pope died on or about May 20, 1989. No heirs found.

Robert W. Pope died on or about January 3, 1973. No spouse or heirs beyond his siblings found.

Lois Pope died testate on or about

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,827.62

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,679.56

TAX ID: 082EE-015 **TAX SALE:** 25

TRUSTEE FILE: 368

OWNER(S) & ADDRESS(ES):

Sandra Martin and James W. Hodge
3504 Selma Ave, Knoxville, TN 37914

COMMON DESCRIPTION:

3504 Selma Ave, Knoxville, TN 37914
Lot 18, Block E, J.C. White's Second Add; Map Cabinet A, Slide 243D
50 X 150

LEGAL DESCRIPTION & DERIVATION:

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 Map Cabinet A, Slide 243D (formerly Map Book 7, Page 12), 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) South 37-17 East 150.0 feet 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, South 50-31 West 50 feet to an iron pin; thence leaving the northwest right of way of said alley, North 37-30 West 150.37 feet 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) North 50-58 East 50.55 feet 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.

BEING the same property conveyed to Sandra Martin and James W. Hodge, both single, by Warranty Deed from SunTrust Bank, East Tennessee, N.A., dated August 28, 1997, recorded September 15, 1997, in Deed Book 2262, Page 990 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

A Deed of Trust executed by Sandra Martin and James W. Hodge, both single, to Mark Blayney Leedom, Trustee for Equiprime, Inc., dated 08/28/1997, recorded 09/15/1997, in the original principal amount of $36,720.00, of record in Trust Book 3293, Page 236, in the Register's Office for Knox County, Tennessee. Said Deed of Trust was assigned in Trust Book 3293, Page 243; Trust Book 3399, Page 240; Instrument No. 201807200004361; and to FirstKey Mortgage, LLC in Assignment of Deed of Trust of record in Instrument No. 201904260062758 in said Register's Office. **SERVE: FirstKey Mortgage, LLC, 900 Third Avenue, Suite 500, New York NY 10022; CT Corporation System, Registered Agent, 300 Montvue Rd., Knoxville, TN 37919. Trustee: Mark Blayney Leedom, 636 Grassmere Park Dr., Ste 130B, Nashville, TN 37211.**

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: There are 11 open bankruptcy cases for "Sandra Martin." None are in Tennessee.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 243D in the Register's Office for Knox County, Tennessee.

Subject property has personal property taxes to a Mr. B Detailing (James T. Burdine). No entity information found for Mr. B Detailing.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,021.82

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $7,110.61

TAX ID: 082EE-016 **TAX SALE:** 25

TRUSTEE FILE: 369

OWNER(S) & ADDRESS(ES):

Sandra Martin
3508 Selma Ave, Knoxville, TN 37914

COMMON DESCRIPTION:

3508 Selma Ave, Knoxville, TN 37914
Lot 16, J.C. White's Second Addition; Map Cabinet A, Slide 243B
100 X 150

LEGAL DESCRIPTION & DERIVATION:

SITUATED In District 1 of Knox County, Tennessee, within the 13th Ward of the City of Knoxville, Tennessee and being Lots 16 and 17, Block E, J.C. White's Second Addition, as shown by map of record in Map Cabinet A, Slide 243B (formerly Map Book 7, Page 120) in the Register's Office for Knox County, Tennessee, to-wit:

BEGINNING at a point in the south line of Selma (formerly French) Avenue, distant in a westerly direction 231 feet from the southwest corner of Selma Avenue and Oakland Street; said beginning point being common corner between lots 15 and 16; thence in a southerly direction along the dividing lines between Lots 15 and 16 150 feet to the north line of an alley; thence in a westerly direction with the line of said alley 100 feet to the Southeast corner of Lot 18; thence in a northerly direction along the dividing line between lots 17 and 18 150 feet to the south line of Selma Avenue; thence in an easterly direction along the south line of Selma Avenue 100 feet to the point of BEGINNING.

BEING the same property conveyed to Sandra Martin by Quitclaim Deed from Margaret S. Chandler, widow, dated July 24, 1977, recorded August 5, 1997, in Deed Book 2258, Page 753 in the 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: There are 11 open bankruptcy cases for "Sandra Martin." None are in Tennessee.

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 243B in the Register's Office for Knox County, Tennessee.

Subject property has personal property taxes to a Bee's Detailing. No entity information found for Bee's Detailing.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,945.59

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $8,438.40

TAX ID: 082EK-005 **TAX SALE:** 25

TRUSTEE FILE: 370

OWNER(S) & ADDRESS(ES):

Johneshia D. Edwards
3336 Skyline Dr, Knoxville, TN 37914

COMMON DESCRIPTION:

3336 Skyline Dr, Knoxville, TN 37914
Lot 23, Block E, Oakland Park Unit 3; Map Book 15, Page 119
60 X 201.1 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in the 1st (formerly 2nd) Civil District of Knox County, Tennessee, and within the 13th Ward of the City of Knoxville, Tennessee, the same being Lot 23, Block E, Oakland Park Addition, 3rd Unit, according to the map of the

same of record in Map Book 15, Page 119, (Cabinet B, Slide 142A)in the Register's Office for Knox County, Tennessee, said property being bounded and described as shown on the map of aforesaid addition to which map specific reference is hereby made for a more particular description, and being according to the survey of Tom T. Starkey, Civil Engineer, Knoxville, Tennessee, bearing date 23 September 1967.

THIS CONVEYANCE is made subject to restrictions of record in Deed Book 733, Page 535, the Register's Office for Knox County, Tennessee; and subject to 5 foot utility easement at rear of lot, as shown on plat of survey and map of record; and subject to 25 foot building set back line along Skyline Drive, as shown on plat of survey and map of record.

TOGETHER WITH AND SUBJECT TO the rights expressed in Joint Driveway Agreement of record in Deed Book 1365, Page 836, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Johneshia D. Edwards by Warranty Deed from Julia Hicks Ball, sole heir of the estate of Rosie Lee Clayton Chandler, and husband, Roderick Ball, dated July 30, 1999, recorded August 2, 1999, in Instrument No. 199908020009401 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

A Deed of Trust executed by Johneshia D. Edwards, single, to W. Morris Kizer, Trustee for City of Knoxville, dated 01/11/2006, recorded 01/13/2006, in the original principal amount of $20,000.00 and $21,249.64, of record in Instrument No. 200601130059896, in the Register's Office for Knox County, Tennessee; as modified in Loan Modification Agreement of record in Instrument No. 201909090017303 in said Register's Office. **SERVE: Indya Kincannon, Mayor, 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 found.

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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Book 15, Page 119 (Cabinet B, Slide 142A) in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Deed Book 733, Page 535 in the Register's Office for Knox County, Tennessee.

Subject to Joint Driveway Agreement of record in Book 1365 Page 836

Subject to any missing interests of Rosie Lee Clayton. No probate file, Affidavits of Heirship recorded or obituary found.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,477.09

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $4,587.97

TAX ID: 082EP-025 **TAX SALE:**25

TRUSTEE FILE: 371

OWNER(S) & ADDRESS(ES):

Adrian S. Thompson; 354 S Castle

COMMON DESCRIPTION:

354 S. Castle St. Knoxville, TN 37914

LEGAL DESCRIPTION:

SITUATED in District No. One (Old 2nd) of Knox County, Tennessee, and being located within the 13th Ward of the corporate limits of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at a stake marking the point of intersection of the East line of Castle Street with the North line of Wilson Avenue; running thence North along the East line of Castle Street a distance of 29.12 feet to the southwest corner of Lot 10, Block "J", O'Conner's Lakeside Addition; thence with the South line of said Lot 10, Block "J" at right angles to Castle Street in the easterly direction a distance of 155.5 feet to an iron pin in the West line of a ten foot alley; thence running South along the West line of said alley a distance of 39.82 feet to an iron pin in the North line of Wilson Avenue; thence running with the North line of Wilson Avenue South 49 deg. 52 min. West 155.8 feet to the point of BEGINNING, all as shown by survey of L.A. Billips, dated March 6, 1950, said property being improved with commercial building known as designated as 354 Castle Street, Knoxville, Tennessee.

DERIVATION:

BEING the same property conveyed to Adrian S. Thompson from Albert Cotton and wife, Bertha M. Cotton, by quit-claim deed dated November 27th, 2002, and recorded on December 12th, 2002, in instrument no. 200212120052199, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

None found of record.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: None found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record

OTHER MATTERS AFFECTING TITLE:

Matters of Plat of recorded in Plat Cabinet 13, Slide 21 as Instrument No. 193902090000000.

Subject to Affidavit recorded on December 12, 2002 as Instrument Number 200212120052197.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,586.80

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,393.06

TAX ID: 082FH-006 **TAX SALE:** 25

TRUSTEE FILE: 374

OWNER(S) & ADDRESS(ES):

Harold A. Lane II

3128 Martin Luther King Jr Ave, Knoxville, TN 37914

COMMON DESCRIPTION:

3128 Martin Luther King Jr Ave, Knoxville, TN 37914

Lot 4, Block A, Lakeside Add Pt 5; Map Cabinet B, Slide 15C

100 X 167.8 X IRR

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. One (1) of Knox County, Tennessee, within the 13th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 4 and part of Lot 5, Block A, Second Revision, Lakeside Addition to Knoxville, Tennessee, as shown by map of the same of record in Map Cabinet B, Slide 15C (formerly Map Book 13, Page 21) in the Register's Office for Knox County, Tennessee, and being more particularly bounded and described in one common boundary according to the survey of Smokey Mountain Land Surveying Co., Inc., Howard T. Dawson, Surveyor, dated July 3, 1995, bearing Drawing No. 951041 as follows, to wit:

BEGINNING at an existing iron pin in the southeast right-of-way of Martin Luther King, Jr. Avenue, corner to Lot 3, said iron pin being located in a southwesterly direction 150.3 feet, more or less, from the point of intersection of the southeast right-of-way of Martin Luther King, Jr. Avenue and Mary Street; thence from said point of beginning and running with the line of Lot 3, South 27 deg. 00 min. East 168.88 feet to an existing iron pin in the in the northwest right-of-way of an alley; thence with said alley, South 62 deg. 59 min. 54 sec. West, 83.80 feet to a new iron pin in the line of Lot 5; thence along a severance line crossing Lot 5, North 32 deg. 34 min. 22 sec. West, 165.60 feet to a new iron pin in the southeast right-of-way of Martin Luther King, Jr. Avenue, said iron pin being located in a northeasterly direction 313.6 feet more or less, from the point of intersection of the southeast right-of-way of Martin Luther King, Jr. Avenue and Castle Street; thence running with the southeast right-of-way of Martin Luther King, Jr. Avenue, North 60 deg. 39 min. 50 sec. East 99.96 feet to the point of BEGINNING.

BEING the same property conveyed to Harold A. Lane, II, single by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary, Department of Housing and Urban Development, dated August 28, 1998, recorded August 31, 1998, in Deed Book 2298, Page 528 in the 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

OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet B, Slide 15C in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,426.51

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,877.50

TAX ID: 082FJ-005 **TAX SALE:** 25

TRUSTEE FILE: 375

OWNER(S) & ADDRESS(ES):

Cary Hensley

305 S Mary St, Knoxville, TN 37914

COMMON DESCRIPTION:

305 S Mary St, Knoxville, TN 37914

Lot 10, Block F, 2nd Revision Lakeside Add.; Map Cabinet B, Slide 15C

50 X 150

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. 1 (old 2) of Knox County, Tennessee, within the 12th Ward of the City of Knoxville, Tennessee, being Lot 10, Block F (incorrectly cited as Block G in deed of record), in the Revised Lakeside Addition, as shown on the map of the same of record in Map Cabinet B, Slide 15C (formerly Map Book 13, Page 21) in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the west line of Mary Street at the common corner between Lots 9 and 10, said beginning point being distant 50 feet southerly from the southwest corner of Shields Avenue and Mary Street; thence from said beginning point with the west line of Mary Street, south 30 deg. East, 50 feet to an iron pin, corner to Lot 11; thence with the dividing line between Lots 10 and 11, South 60 deg. West, 150 feet to an iron pin; thence North 30 deg. West, 50 feet to an iron pin at the corner of Lot 9; thence with the dividing line between Lots 9 and 10, North 60 deg. East 150 feet to the place of BEGINNING; according to the survey of Prentice L. Cox, Surveyor, Knoxville, Tennessee, dated 4 April 1955.

BEING the same property conveyed to Howard L. Hensley and wife, Lillian B. Hensley by Warranty Deed from Charles William Huling and wife, Velma Huling, dated December 7, 1965, recorded December 13, 1965, in Deed Book 1309, Page 557 in the Register's Office for Knox County, Tennessee. See Affidavit of Heirship of record in Instrument No. 201508060008566 in said Register's Office stating Cary Hensley is the only heir of Howard L. Hensley and Lillian B Hensley. Howard L. Hensley died on or about January 3, 1969 and Lillian B. Hensley died on or about June 12, 2006.

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:

Subject to all matters as shown on plat of record in Map Cabinet B, Slide 15C in the Register's Office for Knox County, Tennessee.

Subject to restrictions of record in Deed Book 731, Page 44 in the Register's Office for Knox County, Tennessee.

Affidavit of Heirship of record in Instrument No. 201508060008566 in self-serving.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,753.50

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,052.50

TAX ID: 082FR-006 **TAX SALE:** 25

TRUSTEE FILE: 376

OWNER(S) & ADDRESS(ES):

Francis G. Clax

Unknown heirs of Anita D. Clax

2640 Chukar Rd., Knoxville, TN 37923

2814 E Fifth Ave, Knoxville, TN 37914

290 Main St. Unit F, Madison, NJ 07940

5414 Birdie Lane, Canandaigue, NY 14425

COMMON DESCRIPTION:

2814 E Fifth Ave, Knoxville, TN 37914

Lot 22, Block HH, Cold Springs Add.; Map Cabinet A, Slide 81A

50 X 145

LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Two (2) of Knox County, Tennessee, and within the 15th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 22, Block HH, in the COLD SPRINGS ADDITION to the City of Knoxville, Tennessee, as shown on the map of the same of record in Map Cabinet A, Slide 81A (formerly Map Book 3, Page 106) in the Register's Office for Knox County, Tennessee; said lot fronts 50 feet on the south side of East 5th Avenue and extends back in parallel lines 145 feet to an alley.

BEING the same property conveyed to Francis G. Clax, unmarried and Mother, Anita D. Clax by Warranty Deed from Frieda C. Johnston and Paul R. Johnston dated December 14, 1988, recorded December 15, 1983, in Deed Book 1965, Page 344 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Blazer Financial Services recorded a Deed of Trust executed by Francis G. Clax and Anita D. Clax to Christopher Martin, Trustee, dated March 5, 1997 recorded March 11, 1997 for $11,500.00 with a 20 year maturity, not yet expired., of record in book 3214 Page 521 in the Register's Office for Knox County, Tennessee. Blazer Financial Services, Inc. (Inactive in TN) 714. Gay St. Knoxville, TN 37902; Physical Address: 8900 Grand Oak Circle, Tampa, FL 33637. Trustee – Christopher Martin, Ayres and Parkey, 111 Fox Rd. #102, Knoxville, TN 37922.

2. The City of Knoxville recorded a Complaint against Francis G. Clax, 290 Main Street Unit F, Madison, NJ 07940; Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940; W. Parker Wright, Jr. Trustee, Deceased; Frieda C. Johnston, Deceased, All known, unknown and unborn heirs; Paul R. Johnston, Deceased, All known, unknown and unborn heirs; Christopher W. Martin, Trustee, Ayres & Parkey, Attorneys, 111 Fox Road, #102, Knoxville, TN 37922; Blazer Financial Services, Inc. 3315 Broad River Road, Suite 210, Columbia, SC, 29210; Paul Mullinex, Address unknown; and Stephen Russell, Address Unknown; dated July 15, 2015, recorded July 15, 2015, of record in Instrument No. 201507150003325, in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Manager, Neighborhood Codes Enforcement, City of Knoxville, 400 Main Street Room 465, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Complaint against Francis G. Clax, 290 Main Street Unit F, Madison, NJ 07940; Francis G. Clax, 5414 Birdie Lane, Canandaigue, NY, 14425; Anita D. Clax, Deceased; Christopher W. Martin, Trustee, Ayres & Parkey, Attorneys, 111 Fox Road, #102, Knoxville, TN 37922; Blazer Financial Services, Inc. 3315 Broad River Road, Suite 210, Columbia, SC, 29210; dated June 14, 2017, recorded June 14, 2017, of record in Instrument No. 201706140076489, in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Manager, Neighborhood Codes Enforcement, City of Knoxville, 400 Main Street Room 465, Knoxville, TN 37902.**

4. The City of Knoxville recorded an Order against Francis G. Clax, 290 Main Street Unit F, Madison, NJ 07940; Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940; W. Parker Wright, Jr. Trustee, Deceased; Frieda C. Johnston, Deceased, All known, unknown and unborn heirs; Paul R. Johnston, Deceased, All known, unknown and unborn heirs; Christopher W. Martin, Trustee, Ayres & Parkey, Attorneys, 111 Fox Road, #102, Knoxville, TN 37922; Blazer Financial Services, Inc. 3315 Broad River Road, Suite 210, Columbia, SC, 29210; Paul Mullinex, Address unknown; and Stephen Russell, Address Unknown; dated August 18, 2015, recorded August 18, 2015, of record in Instrument No. 201508190011290, in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Manager, Neighborhood Codes Enforcement, City of Knoxville, 400 Main Street Room 465, Knoxville, TN 37902.**

5. The City of Knoxville recorded an Order against Francis G. Clax, 290 Main Street Unit F, Madison, NJ 07940; Francis G. Clax, 5414 Birdie Lane, Canandaigue, NY, 14425; Anita D. Clax, Deceased; Christopher W. Martin, Trustee, Ayres & Parkey, Attorneys, 111 Fox Road, #102, Knoxville, TN 37922; Blazer Financial Services, Inc. 3315 Broad River Road, Suite 210, Columbia, SC, 29210; dated July 14, 2017, recorded July 14, 2017, of record in Instrument No. 201707180003506, in the Register's Office for Knox County, Tennessee. **SERVE: Scott Elder, Manager, Neighborhood Codes Enforcement, City of Knoxville, 400 Main Street Room 465, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Francis G. Clax, 290 Main Street Unit F, Madison, NJ 07940; Francis G. Clax, 5414 Birdie Lane, Canandaigue, NY, 14425; Anita D. Clax, Deceased; Christopher W. Martin, Trustee, Ayres & Parkey, Attorneys, 111 Fox Road, #102, Knoxville, TN 37922; Blazer Financial Services, Inc. 3315 Broad River Road, Suite 210, Columbia, SC, 29210, dated February 23, 2018, recorded February 27, 2018, in the original principal amount of $6,423.44, of record in Instrument No. 201802270050814, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Francis G. Clax & Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940, dated February 8, 2018, recorded February 9, 2018, in the original principal amount of $211.00, of record in Instrument No. 201802090047125, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

8. The City of Knoxville recorded a Notice of Lien against Francis G. Clax & Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940, dated November 30, 2017, recorded December 4, 2017, in the original principal amount of $211.00, of record in Instrument No. 201712040034365, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

9. The City of Knoxville recorded a Notice of Lien against Francis G. Clax & Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940, dated July 18, 2017, recorded July 19, 2017, in the original principal amount of $211.00, of record in Instrument No. 201707190003994, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

10. The City of Knoxville recorded a Notice of Lien against Francis G. Clax & Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940, dated December 21, 2016, recorded December 22, 2016, in the original principal amount of $266.00, of record in Instrument No. 201612220039783, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

11. The City of Knoxville recorded a Notice of Lien against Francis G. Clax & Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940, dated October 17, 2016, recorded October 17, 2016, in the original principal amount of $211.00, of record in Instrument No. 201610170025142, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

12. The City of Knoxville recorded a Notice of Lien against Francis G. Clax & Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940, dated August 3, 2016, recorded August 3, 2016, in the original principal amount of $266.00, of record in Instrument No. 201608030008051, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

13. The City of Knoxville recorded a Notice of Lien against Francis G. Clax & Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940, dated January 28, 2016, recorded January 29, 2016, in the original principal amount of $266.00, of record in Instrument No. 201601290043960, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

14. The City of Knoxville recorded a Notice of Lien against Francis G. Clax & Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940, dated December 14, 2015, recorded December 15, 2015, in the original principal amount of $266.00, of record in Instrument No. 201512150036092, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

15. The City of Knoxville recorded a Notice of Lien against Francis G. Clax, 290 Main Street Unit F, Madison, NJ 07940; Anita D. Clax, 290 Main Street Unit F, Madison, NJ 07940; W. Parker Wright, Jr. Trustee, Deceased; Frieda C. Johnston, Deceased, All known, unknown and unborn heirs; Paul R. Johnston, Deceased, All known, unknown and unborn heirs; Christopher W. Martin, Trustee, Ayres & Parkey, Attorneys, 111 Fox Road, #102, Knoxville, TN 37922; Blazer Financial Services, Inc. 3315 Broad River Road, Suite 210, Columbia, SC, 29210; Paul Mullinex, Address unknown; and Stephen Russell, Address Unknown; dated November 3, 2015, recorded November 4, 2015, in the original principal amount of $319.28, of record in Instrument No. 201511040028186, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

16. Paul Mullinex and Stephen Russell filed a Lien Lis Pendens against Francis G. Clax and Deanna Deaver, 2814 E. Fifth Avenue, Knoxville, TN 37914, dated January 4, 2000, recorded January 5, 2000, for breach of contract, of record in Instrument No. 200001050000937, in the Register's Office for Knox County, Tennessee. **SERVE: Paul Mullinex, Address unknown; Stephen Russell, Address unknown; Laura Metcalf, Law Offices of Tommy K. Hindman, Bank of America Center, 550 Main Avenue, Suite 700, 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 81A in the Register's Office for Knox County, Tennessee.

Subject to a Joint Driveway Agreement of record in Deed Book 1494, Page 589 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,554.38

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $5,487.33

TAX ID: 082GF-021 **TAX SALE:** 25
TRUSTEE FILE: 378
OWNER(S) & ADDRESS(ES):
Jerry Lee Cantrell and Alice Marie Clark AKA Alice Cantrell
2607 Woodbine Ave, Knoxville, TN 37914
COMMON DESCRIPTION:
2607 Woodbine Ave, Knoxville, TN 37914
Lot 6, Block X, Cold Springs Add.; Map Cabinet A, Slide 81A
50 X 141.9 IRR
LEGAL DESCRIPTION & DERIVATION:

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 Springs Addition to Knoxville, Tennessee, as shown on the map of the same of record in Map Cabinet A, Slide 81A (formerly Map Book 3, Page 107 (incorrectly cited as Page 106 in current deed)), 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 by Warranty Deed from Marie B. Owens and husband, Ronald G. Owens, and Carl Maples, unmarried, dated August 15, 1988, recorded September 19, 1988, in Deed Book 1957, Page 783 in the 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: Jerry Thomas Cantrell, Case No. 22bk41620, Northern District of Georgia, Rome Division, no Tennessee property.
OTHER MATTERS AFFECTING TITLE: Subject to all matters as shown on plat of record in Map Cabinet A, Slide 81A in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,300.67
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $4,117.71

TAX ID: 082HB-034 **TAX SALE:** 25
TRUSTEE FILE: 381
OWNER(S) & ADDRESS(ES):
Heirs of Evelyn G. York
1939 Cecil Ave, Knoxville, TN 37917
COMMON DESCRIPTION:
1939 Cecil Ave, Knoxville, TN 37917
Lot 12, Fretz First Addition; Map Cabinet A, Slide 228B
50 X 140
LEGAL DESCRIPTION & DERIVATION:

SITUATED in the Second (2nd) Civil District of Knox County, Tennessee, and within the 16th Ward of the City of Knoxville, and being all of Lot 12, in Fretz's First Addition to Knoxville, a map of which is of record in Map Cabinet A, Slide 228B (formerly Map Book 7, Page 60), in the Register's Office for Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a stake marking the intersection of the northern line of Cecil Street and the western line of Fleming Street; thence in a northerly direction with the western line of Fleming Street, 140 feet to a stake in the southern line of an alley; thence in a westerly direction with the southern line of said alley, 50 feet to a stake; thence in a southerly direction parallel with the first line, 140 feet to a stake in the northern line of Cecil Street; thence with the northern line of Cecil Street in an easterly direction, 50 feet to the point of BEGINNING. Said premises are improved with a residence which is known and designated as 1939 Cecil Street, Knoxville, Tennessee.

BEING the same property conveyed to Evelyn G. York, unmarried by Warranty Deed from Phillip W. Hamby and wife, Jama L. Hamby, dated May 3, 1978, recorded May 16, 1978, in Deed Book 1642, Page 647 in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. The City of Knoxville recorded a Notice of Lien against Evelyn G. York, 1939 Cecil Street, Knoxville, TN 37917, dated January 20, 2021, recorded January 20, 2021, in the original principal amount of $282.50, of record in Instrument No. 202101200058379, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

2. The City of Knoxville recorded a Notice of Lien against Evelyn G. York, 1939 Cecil Street, Knoxville, TN 37917, dated January 19, 2021, recorded January 20, 2021, in the original principal amount of $211.00, of record in Instrument No. 202101200058718, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

3. The City of Knoxville recorded a Notice of Lien against Evelyn G. York, 1939 Cecil Street, Knoxville, TN 37917, dated October 11, 2021, recorded October 14, 2021, in the original principal amount of $211.00, of record in Instrument No. 202110140031063, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

4. The City of Knoxville recorded a Notice of Lien against Evelyn G. York, 1939 Cecil Street, Knoxville, TN 37917, dated February 23, 2022, recorded February 25, 2022, in the original principal amount of $211.00, of record in Instrument No. 202202250066186, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Evelyn G. York, 1939 Cecil Street, Knoxville, TN 37917, dated February 18, 2022, recorded February 25, 2022, in the original principal amount of $211.00, of record in Instrument No. 202202250066295, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Evelyn G. York, 1939 Cecil Street, Knoxville, TN 37917, dated November 9, 2022, recorded November 10, 2022, in the original principal amount of $211.00, of record in Instrument No. 202211100028420, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Evelyn G. York, 1939 Cecil Street, Knoxville, TN 37917, dated January 31, 2023, recorded February 1, 2023, in the original principal amount of $326.50, of record in Instrument No. 202302010042920, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 228B in the Register's Office for Knox County, Tennessee.

According to an online obituary, Evelyn Gerleen York died on or about June 27, 2020 and was survived by children, Debra Julian, GT and Sherry York. Was predeceased by daughter so possibly subject to rights of other heirs.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,883.45
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,620.52

TAX ID: 082HC-03402 **TAX SALE:** 25
TRUSTEE FILE: 382
OWNER(S) & ADDRESS(ES):
William Thomas Wilson (deceased)
Heirs: wife, Janice Fay Wilson (deceased); children: Tommie O'Neal; Melody Miller; Edith
Johnson; Thomas Wilson aka William Thomas Wilson, Jr.; Sheila Wagner
Heirs of Janice Fay Wilson: Martha S. Dudley (deceased) and Carolyn Whiteford
Heirs of Marth S. Dudley: Michael Whiteford, Carolyn Whiteford and Allison Hickman
0 Tillery Street, Knoxville, TN 37917
2021 Brown Avenue, Knoxville, TN 37917
COMMON DESCRIPTION:
0 Tillery Street, Knoxville, TN 37917
Part of 71, Mayfield Addition
LEGAL DESCRIPTION:

SITUATED in Civil District Number Two (2) of Knox County, Tennessee, within the 16th Ward of the City of Knoxville, Tennessee, and being known and designated as PART OF Lot 71, Mayfield Addition, as shown by map of record in Plat Cabinet A, Slide 170-B, 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 center of driveway bordering Lot 44, of the survey of Batson, Himes, Engineers; running North 62 deg. 00 min. East, 57 feet to an iron pin; thence, South 28 deg. 00 min. East, 23 feet; thence, South 62 deg. 00 min. West, to the line of E. L. Cooper property along Tillery Street; thence, running North 28 deg. 00 min. West, 23 feet to an iron pin in the center of driveway to the point of BEGINNING.

BEING the same property conveyed to William Thomas Wilson, from William French and wife, Bessie French, by Warranty Deed dated July 5, 1985, and recorded on July 22, 1985 in Warranty Deed Book 1854, page 988, 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 William Thomas Wilson, from William French and wife, Bessie French, by Warranty Deed dated July 5, 1985, and recorded on July 22, 1985 in Warranty Deed Book 1854, page 988, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Claim in favor of Rural Metro Ambulance filed in the Estate of William Thomas Wilson, Sr., in the amount of $50.14, in Docket Number 71404-3. Per Tennessee Secretary of State, Rural Metro Ambulance is now known as Rural/Metro of Tennessee, L.P. **SERVE REGISTERED AGENT: Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203.**

2. Claim in favor of Swain County Hospital filed in the Estate of William Thomas Wilson, Sr., in the amount of $1,211.54, in Docket Number 71404.3. Swain County Hospital is a dissolved entity per the North Carolina Secretary of State. Swain County Hospital is now believed to be Swain Community Hospital as the street addresses for each are one in the same. Swain Community Hospital not found in Tennessee Secretary of State nor North Carolina Secretary of State. **SERVE: Swain Community Hospital, 45 Plateau Street, Bryson City, NC 28713**

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

William Thomas Wilson (Sr.) died intestate on July 12, 2011 (estate is still open), with heirs listed as wife, Janice Fay Wilson and children: Sheila Wagner; William Thomas Wilson, Jr.; Edith Johnson; Tommie O'Neil; and Melody Miller. The Estate of William Thomas Wilson, Sr. is probated in Docket Number 71404-3, in the Chancery Court for Knox County, Probate Division. Janice Fay Wilson died intestate on December 27, 2018, with her heirs listed as sisters: Martha S. Dudley and Carolyn Whiteford (no spouse or issue listed). The Estate of Janice Fay Wilson is probated in Docket Number 81480-2, in the Chancery Court for Knox County, Tennessee. Martha Dudley died testate on October 27, 2020, with the Last Will and Testament filed in Will Book 262, page 25, and probated in Docket Number 83790-2, in the Chancery Court for Knox County, Tennessee, naming her heirs as sister: Carolyn Whiteford; nephew: Michael Whiteford; and niece: Allison Hickman (no spouse or issue listed).

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, setbacks, and matters shown on plat in Plat Cabinet A, Slide 170-B, in the Register's Office for Knox County, Tennessee.

2. Subject to any probate concerns including but not limited to TennCare for all deceased parties.

3. Subject to a survey being highly suggested due to a possible house/structure encroaching onto adjacent property per KGIS; third call on legal description omits distance; and there appears to be a shared driveway going to 2104 Cecil Avenue, as shown by KGIS map.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,207.76
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $809.97

TAX ID: 082HF-013 **TAX SALE:** 25
TRUSTEE FILE: 383
OWNER(S) & ADDRESS(ES):
Gary Meek
2310 Brown Ave, Knoxville, TN 37917
PO Box 5616, Knoxville, TN 37928
COMMON DESCRIPTION:
2310 Brown Ave, Knoxville, TN 37917
Lot 99, Moses Add. (Mayfield); Map Cabinet A, Slide 170A
100 X 150
LEGAL DESCRIPTION & DERIVATION:

A CERTAIN lot in Moses Addition (Mayfield) in the Second Civil District of Knox County, Tennessee, as the same appears upon the map of said addition prepared by Chas Waring, registered in Book C, Volume 4, Page 350 of the Register's Office for Knox County, Tennessee, marked "f" B & E. Said lot is bounded on the north by Hoitt Avenue, and fronts 300 feet thereon, on the East by Cherry Street, and fronts 440 feet thereon, on the South by the Southern Railway, and on the West by Moody Street.

Less and except that portion sold to Unaka Company, Inc. of record in Book 847 Page 137, Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Gary Meek by Quit Claim Deed from Knox County dated August 10, 2000, recorded August 15, 2000, in Instrument No. 200008150011334 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 found.
OTHER MATTERS AFFECTING TITLE:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 170B in the Register's Office for Knox County, Tennessee.

Per tax card, the property is Lot 99, plat A Slide 173B, but legal description described it as Lot f B & E, which is in the block to the south.

Subject to the rights of way of Southern Railway as may apply.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,922.10
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,323.64

TAX ID: 082HF-024 **TAX SALE:** 25
TRUSTEE FILE: 384
OWNER(S) & ADDRESS(ES):
Michael P. Moody
2115 Hoitt Ave, Knoxville, TN 37917
COMMON DESCRIPTION:
2115 Hoitt Ave, Knoxville, TN 37917
Part of Lot 120, Mayfield Add.; Map Cabinet A, Slide 170A
50 X 150
LEGAL DESCRIPTION & DERIVATION:

SITUATED in District No. Two (2) of Knox County, Tennessee, and within the 16th Ward of the City of Knoxville, Tennessee, begin the eastern one-half of Lot No. 120 in the Mayfield Addition, as shown on the map of the same of record in Map Cabinet A, Slide 170A (formerly Map Book 5, Page 268) in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at the common corner between Lots 120 and 121 in the North line of Hoytt Avenue, said beginning point being distant 100 feet westerly from the Northwest corner of McMinn Street and Hoytt Avenue; thence from said Beginning point with the North line of Hoytt Avenue in a westerly direction 50 feet to a point; thence along the center line of Lot 120 in a northerly direction, 150 feet to a point in the south line of Lot 96; thence with the dividing line between Lots 96 and 120 in an easterly direction 50 feet to the common corner between Lots 96, 97, 121, and 120; thence with the dividing line between Lots 120 and 121 in a southerly direction 150 feet to the place of BEGINNING.

BEING the same property conveyed to Michael P. Moody and wife, Janice R. Moody by Warranty Deed from Bonnie May Humphrey, widow, dated September 10, 1993, recorded September 10, 1993, in Deed Book 2117, Page 804, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Deed of Trust executed by Michael P. Moody and wife, Janice R. Moody, to P.D. Rainwater, Trustee for Associates Financial Services Company, Inc., dated 06/25/1995, recorded 09/04/1996, in the original principal amount of $12,540.48, of record in Trust Book 3000, Page 1187, in the Register's Office for Knox County, Tennessee. **SERVE: Associates Financial Services Company was acquired by Citigroup. CitiFinancial Servicing, PO Box 6771, Sioux Falls, SC 57117. SERVE: CitiMortgage, Inc. 1000 Technology Dr., O'Fallon, MO 63368; CT Corporation System, Registered Agent, 300 Montvue Rd., Knoxville, TN 37919. Trustee P.D. Rainwater, unknown.**

2. Deed of Trust executed by Michael P. Moody and wife, Janice R. Moody, to D. H. Howard, Trustee for Associates Financial Services Company of Tennessee, dated 08/30/96, recorded 09/04/96, in the original principal amount of $19,272.32, of record in Trust Book 3150, Page 785, in the Register's Office for Knox County, Tennessee. **SERVE: CitiMortgage, Inc. 1000 Technology Dr., O'Fallon, MO 63368; CT Corporation System, Registered Agent, 300 Montvue Rd., Knoxville, TN 37919.Trustee D. H. Howard, unknown.**

3. Deed of Trust executed by Michael P. Moody and wife, Janice R. Moody, to Tom Westbrook, Trustee for Citifinancial, Inc., dated 01/07/04, recorded 01/12/2004, in the original principal amount of $10,698.73, of record in Instrument No. 200401120068620, in the Register's Office for Knox County, Tennessee. **SERVE: CitiMortgage, Inc. 1000 Technology Dr., O'Fallon, MO 63368; CT Corporation System, Registered Agent, 300 Montvue Rd., Knoxville, TN 37919. Trustee Tom Westbrook, unknown. NOTE: Trust Deed matured on 2/12/2019 but has not expired.**

4. The City of Knoxville recorded a Notice of Lien against Micheal P. & Janice R. Moody, 2115 Hoitt Avenue, Knoxville, TN 37917, dated 01/30/2015, recorded 02/02/2015, in the original principal amount of $491.50, of record in Instrument No. 201502020041473, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

5. The City of Knoxville recorded a Notice of Lien against Micheal P. & Janice R. Moody, 2115 Hoitt Avenue, Knoxville, TN 37917, dated 02/19/2016, recorded 02/22/2016, in the original principal amount of $266.00, of record in Instrument No. 201602220048376, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

6. The City of Knoxville recorded a Notice of Lien against Micheal P. & Janice R. Moody, 2115 Hoitt Avenue, Knoxville, TN 37917, dated 09/25/2019, recorded 09/26/2019, in the original principal amount of $211.00, of record in Instrument No. 201909260021474, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

7. The City of Knoxville recorded a Notice of Lien against Micheal P. & Janice R. Moody, 2115 Hoitt Avenue, Knoxville, TN 37917, dated 10/28/2019, recorded 10/30/2019, in the original principal amount of $211.00, of record in Instrument No. 201910300029612, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

8. The City of Knoxville recorded a Notice of Lien against Micheal P. & Janice R. Moody, 2115 Hoitt Avenue, Knoxville, TN 37917, dated 12/17/2019, recorded 12/19/2019, in the original principal amount of $211.00, of record in Instrument No. 201912190041658, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

9. The City of Knoxville recorded a Notice of Lien against Micheal P. & Janice R. Moody, 2115 Hoitt Avenue, Knoxville, TN 37917, dated 06/07/2022, recorded 06/07/2022, in the original principal amount of $211.00, of record in Instrument No. 202206070092117, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, Knoxville, TN 37902.**

10. The City of Knoxville recorded a Notice of Lien against Micheal P. & Janice R. Moody, 2115 Hoitt Avenue, Knoxville, TN 37917, dated 01/07/2025, recorded 01/14/2025, in the original principal amount of $279.20, of record in Instrument No. 202501140036744, in the Register's Office for Knox County, Tennessee. **SERVE: Jimmy Brown Johnson, Attorney, City of Knoxville, 400 Main Street Room 699, 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:

Subject to all matters as shown on plat of record in Map Cabinet A, Slide 170A in the Register's Office for Knox County, Tennessee.

According to an obituary found online, Janice Moody

died on or about December 23, 2006 and was survived by husband, Michael Moody.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,432.02
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $7,903.31

TAX ID: 082IF-00902 **TAX SALE:** 25
TRUSTEE FILE: 387
OWNER(S) & ADDRESS(ES):
Nicholas A. Robinson and Sarah R. Robinson
1512 Wright Ave, Knoxville, TN 37917
803 Chrishaven Dr, Seymour, TN 37865
COMMON DESCRIPTION:
1512 Wright Ave, Knoxville, TN 37917
Map Cabinet J, Slide 16D
104.66 X 97.78 X IRR
LEGAL DESCRIPTION & DERIVATION:

SITUATE in the Second Civil District of Knox County, Tennessee, within the 15th Ward of the City of Knoxville, Tennessee, and being a one acre tract of land being 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 1.000 Acre, according to the survey of Kenneth Church, Surveyor, Church & Rabun Consulting Engineers, dated 1 May 1979, and bearing Drawing Number 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 26 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 1 May 1979, and bearing Drawing Number 79-4-61.

BEING the same property conveyed to Nicholas A. Robinson and wife, Sarah R. Robinson by Warranty Deed from O.T. Roberts and wife, Eileen G. Roberts, dated May 31, 1979, recorded June 6, 1979, in Deed Book 1677, Page 728 in the 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:

Subject to all matters as shown on plat of record in Map Cabinet J, Slide 16D in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,133.79
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $9,914.68

TAX ID: 089-155 **TAX SALE:** 25
TRUSTEE FILE: 389
OWNER(S) & ADDRESS(ES):
David Morin
0 George Light Road, Knoxville, TN 37931
7620 Widow Road, Knoxville, TN 37920
COMMON DESCRIPTION:
0 George Light Road, Knoxville, TN 37931
LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) (Old 9) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully bounded and described as follows:

BEGINNING at an iron pin in the McWane and Coward line on the South side of George Light Road; thence, running in a Southerly direction with said line 98 feet, more or less, to an iron pin; thence, in a Northerly direction, 100 feet, more or less, to an iron pin in the intersection of Dogwood Road and George Light Road; thence, running with George Light Road, Southeast 50 feet, more or less, to the point of BEGINNING.

BEING the same property conveyed to David Morin from Knox County, Tennessee, by Quit Claim Deed dated June 6, 2002, and recorded on June 12, 2002 as Instrument Number 200206120102552, 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 Morin from Knox County, Tennessee, by Quit Claim Deed dated June 6, 2002, and recorded on June 12, 2002 as Instrument Number 200206120102552, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to a survey being highly recommended due to no map of record and this is a piece of property deeded from Knox County, Tennessee.
3. Subject to property conveying previously through a public auction, by Clerk and Master's Deed recorded on July 30, 2001 as Instrument Number 200107300007126, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,037.03

TAX ID: 090-178 **TAX SALE:** 25
TRUSTEE FILE: 393
OWNER(S) & ADDRESS(ES):
Jeanette Dunaway (deceased)
Unknown heirs of Jeanette Dunaway
Heirs of Mattie I. West (prior owner and sister of Jeanette): John Franklin West, William Howard West, Timothy Hollis West, Sr. (deceased)
Heirs of Timothy Hollis West, Sr.: Trula Turner West (deceased), Timothy Hollis West, Jr.
Mary Jane Dunaway (deceased), and Amanda Marie West.
Heirs of Mary Jane Dunaway: Thomas J. Dunaway and Mary Sue Dunaway (minor)
8521 Boss Road, Knoxville, TN 37931
COMMON DESCRIPTION:
8521 Boss Road, Knoxville, TN 37931
LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being part of that property known and designated as "Survey for Mattie I. West", as shown by map of record in Plat Cabinet N, Slide 27-B, 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 Northwestern line of Boss Drive (Road), corner to property of Kampwerth; thence, along the Kampwerth line, North 26 deg. 26 min. 21 sec. West, 482,78 feet to an iron pin; thence, North 59 deg. 12 min. East, 181.6 feet to an iron pin, corner to property now or formerly belonging to Moore; thence, along the Moore line, South 26 deg. 30 min. East, 496.40 feet to an iron pin in the Northwestern line of Boss Drive (Road); thence, along the Northwestern line of Boss Drive (Road), South 63 deg. 30 min. West, 181.6 feet to an iron pin, the point of BEGINNING, and containing 2.03 acres, more or less.

CONVEYANCE IS MADE LESS AND EXCEPT THAT certain portion of property conveyed to John Franklin West, from Mattie Irene West, by Warranty Deed dated December 23, 1994, and recorded on December 27, 1994 in Warranty Deed Book 2163, page 63, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Jeanette Dunaway, from Ethel Ault, Kenneth Ray West, Terry Lynn West, and Joseph Steven West, being four of the heirs at law of Mattie I. West, by Quit Claim Deed dated September 6, 2017, and recorded on September 13, 2017 as Instrument Number 201709130016873, 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 Jeanette Dunaway, from Ethel Ault, Kenneth Ray West, Terry Lyn West, and Josephe Steven West, being four of the heirs at law of Mattie I. West, by Quit Claim Deed dated September 6, 2017, and recorded on September 13, 2017 as Instrument Number 201709130016873, 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:

Jeanette Dunaway, a/k/a Mary Jeanette Dunaway, died on February 24, 2021 and her estate does not appear to be probated in Knox County, Tennessee. Per her obituary, she was survived by a host of nieces and nephews; and being predeceased by her parents: Robert and Edith and siblings: W.L.; Robert; James; Naomi; Margaret Ruth; Ella Mae and Mattie.

PRIOR OWNER Mattie I. West a/k/a Mattie Irene Dunaway West, died on or about August 17, 2003, having been predeceased by her husband, Joseph Frankin West. Her Estate is probated in the Chancery Court for Knox County, Tennessee, as the Estate of Mattie West, Docket No. 79598-1. She devised the property to her children: Steve West a/k/a Joseph Steven West, Howard West a/k/a William Howard West, Ethel Ault, Terry West a/k/a Terry Lynn West, Frankie West a/k/a John Franklin West, Kenny West a/k/a Kenneth Ray West, and Timothy West a/k/a Timothy Hollis West, Sr., in equal shares.

Timothy West a/k/a Timothy Hollis West, Sr. died on or about October 31, 2010, and per his obituary, he was survived by wife, Trula Turner West; son, Timothy Hollis West, Jr.; and daughters, Mary Jane Dunaway, and Amanda Marie West. Mary Jane Dunaway died on or about July 3, 2012, and per her obituary was survived by husband, Thomas J. Dunaway and minor daughter, Mary Sue Dunaway. Trula Turner West died on or about October 27, 2020, and per her obituary was survived by son, Timothy Hollis West, Jr. and daughter, Amanda West. Timothy Hollis West, Sr., Trula Turner West and Mary Jane Dunaway were not found to be probated in Knox County, Tennessee.

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, setbacks, and matters shown on plat in Plat Cabinet N, Slide 27-B, in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns regarding Jeanette Dunaway and prior owner, Mattie I. West, and any and all heirs, including but not limited to TennCare.
3. Subject to any additional heirs of Mattie I. West being one in the same person as Mattie Irene West aka Mattie Irene Dunaway West, holding an interest in subject property, as per vesting Deed, Ethel Ault, Kenneth Ray West, Terry Lynn West and Joseph Steven West were "four of the heirs at law of Mattie I. West". The interests of Frank West a/k/a John Franklin West, Timothy West a/k/a Timothy Hollis West, Sr. and Howard West a/k/a William Howard West, were not conveyed to Jeanette Dunaway.

Subject to a survey being recommended due the less and except and dated plat of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,794.89

TAX ID: 092-029 **TAX SALE:** 25
TRUSTEE FILE: 395
OWNER(S) & ADDRESS(ES):
Laura Hurley d/b/a Fortune Investments
0 Barnard Road, Knoxville, TN 37921
120 S. Gay Street, Suite 401, Knoxville, TN 37902
COMMON DESCRIPTION:
0 Barnard Road, Knoxville, TN 37921
LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (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 set in the Southerly right-of-way line of Barnard Road, common corner to the property herein conveyed and the property of Barnard, said iron pin being distant in an Easterly direction 3,386 feet, more or less, from the point of intersection of the Southerly right-of-way line of Barnard Road with the Southerly right-of-way line of Ball Camp Pike, and from said point of BEGINNING, running South 36 deg. 48 min. East, 112.7 feet to an iron pin; thence, running South 52 deg. 24 min. West, with the dividing line between Barnard and the property herein conveyed, 280 feet to an iron pin, common corner to the property herein conveyed and the property of Lodie Maples as described and conveyed in Deed Book 1186, page 502, in the Register's Office for Knox County, Tennessee; thence, with the same, running South 21 deg. 10 min. East, 15.7 feet to a point; thence, running North 52 deg. 24 min. East, 287.1 feet to an iron pin; thence, running North 32 deg. 49 min. East, 110.2 feet to an iron pipe set in the Southerly right-of-way line of Barnard Road; thence, with same, running North 85 deg. 56 min. West, 136.5 feet to the point of BEGINNING.

BEING the same property conveyed to Laura Hurley d/b/a Fortune Investments, from Knox County, Tennessee, by Quit Claim Deed dated December 18, 2003, and recorded on April 28, 2004 as Instrument Number 200404280099074, 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 Laura Hurley d/b/a Fortune Investments, from Knox County, Tennessee, by Quit Claim Deed dated December 18, 2003, and recorded on April 28, 2004 as Instrument Number 200404280099074, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Plat Cabinet D, Slide 8A, in the Register's Office for Knox County, Tennessee.
2. Subject to Permissive Use Agreement, set forth as Instrument Number 201708210011510, in said Register's Office.
3. Subject to any constitutional or statutory rights of redemption of the prior owners (George Howard Maples and Della Rose Maples) from the 2003 Knox County tax sale.
4. Subject to 35-foot minimum building setback line from Barnard Road, as shown on plat of record in Plat Cabinet D, Slide 8A, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,165.38

TAX ID: 092-05701 **TAX SALE:** 25
TRUSTEE FILE: 396
OWNER(S) & ADDRESS(ES):
Oakleigh Partnership, G.P., a Tennessee general partnership, Partners: Michael C. Rhodes, LLC (inactive) and Landview Development, G.P. f/k/a
Landview Development, LLC f/k/a Landview, LLC
0 Oakleigh Township Drive, Knoxville, TN 37921
12148 Warrior Trail, Knoxville, TN 37922
9215 Middlebrook Pike, Suite 600, Knoxville, TN 37931
111 Fox Road, Suite 102, Knoxville,
TN 37922 (Registered Agent)
COMMON DESCRIPTION:
0 Oakleigh Township Drive, Knoxville, TN 37921
Remainder of property of Oakleigh Subdivision, Units 1, 2 & 3
LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being part of the Final Plat of Oakleigh, Unit 2, as shown by map of record as Instrument Number 200404140094939; on Final Plat of Oakleigh, Unit 1, as shown by map of record as Instrument Number 200403110084881; and on Final Plat of Oakleigh, Unit 3, as shown by map of record as Instrument Number 200506080098998, all in the Register's Office for Knox County, Tennessee, to which map specific references are hereby made for a more particular description; and being more fully bounded and described as follows:

TO FIND THE POINT OF BEGINNING, start at an existing iron pin located in the Northeastern right-of-way line of Amherst Road, said existing iron pin being located 3,950 feet, more or less, from the intersection of Amherst Road and Piney Grove Church Road; thence, from said existing iron pin and the right-of-way of Amherst Road, North 46 deg. 16 min. 50 sec. West, 841.14 feet to an existing iron pin in the boundary line of the property herein conveyed and being a common corner of the property of T.J.T. Hayes, Jr. and Jamie Liles, this being the point of BEGINNING; thence, from said existing iron pin and continuing along the dividing line with property of T.J. T. Hayes, JR., North 43 deg. 40 min. West, 269.76 feet to an existing iron pin at the corner of property of Ester Kidd Barto and property of T.J.T Hayes, Jr.; thence, leaving the corner of Barto and with the remaining property of M.R. Rhodes, North 79 deg. 19 min. 15 sec. East, 764.92 feet to an iron pin and corner to property of Clarence Hodge; thence, continuing with the dividing line with property of Clarence Hodge, South 40 deg. 56 min. 15 sec. East, 535.94 feet to an existing iron pin; thence, continuing with the property line of Hodge, South 43 deg. 44 min. 40 sec. East, 566.23 feet to an existing iron pin, a corner to Rolling Ridge Subdivision; thence, with a dividing line with several lots in Rolling Ridge Subdivision, South 48 deg. 26 min. 30 sec. West, 652.39 feet to an iron pin in the dividing line with other property of Bonnie Kate Sugg; thence, with the dividing line with property of Bonnie Kate Sugg, North 42 deg. 28 min. 30 sec. West, 478.24 feet to an existing iron pin, a corner of the property of Jamie Liles and Bonnie Kate Sugg; thence, with the dividing line with property of Jamie Liles, North 41 deg. 44 min. 10 sec. West, 749.56 feet to an existing iron pin, the point of BEGINNING, containing 19.19 acres, more or less, according to the survey of Jim W. Sullivan, RLS #1306, bearing a date of December 13, 2002.

CONVEYANCE IS HEREBY MADE LESS AND EXCEPT THE FOLLOWING:

1) Lots 62, 63, 71 and 72, of Oakleigh Subdivision, Unit 2, by Warranty Deed dated April 19, 2004, from Oakleigh Partnership, G.P. a Tennessee general partnership, to David Whisnant, married, and recorded on April 22, 2004 as Instrument Number 200402220097188, in the Register's Office for Knox County, Tennessee.

2) Lots 1, 2, 42, 43, 44, 45, 46, 102 through 114, of Oakleigh Subdivision, Unit 1, by Warranty Deed dated April 16, 2004, from Oakleigh Partnership, G.P. a Tennessee general partnership, to David M. Whisnant, and recorded on April 26, 2004 as Instrument Number 200404260098274, in the Register's Office for Knox County, Tennessee.

3) Lots 68 and 93, of Oakleigh Subdivision, Unit 1, and Lots 67, 69, 87, 90, 91 and 92, of Oakleigh Subdivision, Unit 2, by Quit Claim Deed dated April 16, 2004, from Oakleigh Partnership, G.P., a Tennessee general partnership, to David M. Whisnant, and recorded on April 26, 2004 as Instrument Number 200404260098277, in the Register's Office for Knox County, Tennessee.

4) Lot 99, of Oakleigh Subdivision, Unit 1 and Lots 51, 52, 53, 54, 64, 70, and Lots 73 through 86, and Lots 88 and 89, of Oakleigh Subdivision, Unit 2, by Warranty Deed dated May 14, 2004, from Oakleigh Partnership, G.P. a Tennessee general partnership, to David M. Whisnant, and recorded on May 17, 2004 as Instrument Number 200405170105397, in the Register's Office for Knox County, Tennessee.

5) Lots 94 through 98, of Oakleigh Subdivision, Unit 1 and Lots 55, 60, 61, 65 and 66, of Oakleigh Subdivision, Unit 2, by Warranty Deed from Oakleigh Partnership, G.P., a Tennessee general partnership, to David M. Whisnant, and recorded on May 28, 2004 as Instrument Number 200405280109595, in the Register's Office for Knox County, Tennessee.

6) Lot 56, of Oakleigh Subdivision, Unit 2, by Quit Claim Deed dated June 4, 2004, from Oakleigh Partnership, G.P., a Tennessee general partnership, to David M. Whisnant, and recorded on June 11, 2004 as Instrument Number 200406110113965, in the Register's Office for Knox County, Tennessee.

7) Lot 101, Oakleigh Subdivision, Unit 1, by Warranty Deed dated July 15, 2004, from Oakleigh Partnership, G.P., a Tennessee general partnership, to David M. Whisnant, and recorded on July 21, 2004 as Instrument Number 200407210006276, in the Register's Office for Knox County, Tennessee.

8) Lot 100, Oakleigh Subdivision, Unit 1, by Warranty Deed dated July 15, 2004, from Oakleigh Partnership, G.P., a Tennessee general partnership, to David M. Whisnant, and recorded on July 21, 2004 as Instrument Number 200407210006279, in the Register's Office for

Knox County, Tennessee.

9) Lots 3 through 41; Lots 47 through 50; and Lots 115 through 117, Oakleigh Subdivision, Unit 3, by Warranty Deed dated June 16, 2005, from Oakleigh Partnership, G.P. a Tennessee general partnership, to David M. Whisnant, and recorded on June 20, 2005 as Instrument Number 200506200102624, in the Register's Office for Knox County, Tennessee.

10) "Future Development", of Oakleigh Subdivision, Unit 2, by Correction Warranty Deed dated August 22, 2007, from Oakleigh Partnership, G.P., a Tennessee general partnership whose sole members are Michael C. Rhodes, LLC, a Tennessee limited liability company, and Landview Development, LLC, a Tennessee limited liability company (successor by name change to Landview, LLC), to Eagle Bend Realty, LLC, a Tennessee limited liability company, and recorded on August 29, 2007 as Instrument Number 200708290018868, in the Register's Office for Knox County, Tennessee. (Said deed corrects Instrument Number 200612190051006 and Instrument Number 200708020010458, in the Register's Office for Knox County, Tennessee.

BEING PART OF the same property conveyed to Oakleigh Partnership, G.P., a Tennessee general partnership, from Amherst Property, L.L.C, a Tennessee limited liability company, by Warranty Deed dated January 22, 2003, and recorded on January 31, 2003 as Instrument Number 200301310067092, 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 Oakleigh Partnership, G.P., a Tennessee general partnership, from Amherst Property, L.L.C, a Tennessee limited liability company, by Warranty Deed dated January 22, 2003, and recorded on January 31, 2003 as Instrument Number 200301310067092, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plats recorded as Instrument Number 200404140094939; Instrument Number 200403110084881; and Instrument Number 200506080098998, in the Register's Office for Knox County, Tennessee.

2. Per information found on recorded documents in the Register's Office for Knox County, Tennessee, the partners of Oakleigh Partnership, G.P., a Tennessee general partnership were Michael C. Rhodes, LLC and Landview Development, LLC.

3. Michael C. Rhodes, LLC is now inactive/revoked as of August 6, 2019, per the Tennessee Secretary of State. Subject to the successors in interest of Michael C. Rhodes, LLC.

4. Landview Development, LLC is now Landview Development, a Tennessee general partnership, successor by conversion to Landview Development, LLC, successor by name change to Landview, LLC, which was successor by merger to Landview G.P. a/k/a Landview Partnership.

5. Subject to Utility and Drainage Easements, 10 feet inside road front and subdivision perimeter lot lines, and 5 feet each side of all interior lot lines, as shown by aforesaid maps of record, in the Register's Office for Knox County, Tennessee.

6. Subject to property zone as PR and RP-1, as shown by aforesaid maps of record, in the Register's Office for Knox County, Tennessee.

7. Subject to setback lines as follows: 20-foot front; 5-foot side; 15-foot rear; and 35-foot peripheral, as shown by aforesaid maps of record, in the Register's Office for Knox County, Tennessee.

8. Subject to HOA dues and assessments.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,709.69

TAX ID: 092CF-022 **TAX SALE:** 25

TRUSTEE FILE: 397

OWNER(S) & ADDRESS(ES):

Kenneth H. Johnson and wife, Bonnie L. Johnson (both deceased)
Devisee: Steve Ray Johnson
5501 Foxwood Road, Knoxville, TN 37921
206 Gayview Drive, Apt 95, Knoxville,
TN 37920 (Steve Johnson

COMMON DESCRIPTION:

5501 Foxwood Road, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, within the 44th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 10, Block C, Wooded Acres Subdivision, as shown by map of record in Plat Cabinet E, Slide 72A (formerly Map Book 55-S, page 53), 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 William W. Ross, Engineer, Knoxville, TN dated February 18, 1976.

BEING the same property conveyed to Kenneth H. Johnson and wife, Bonnie L. Johnson, from Raymond L. Wethington, by his Attorney-in-Fact, Owen B. Sharpe, and Owen B. Sharpe, by Warranty Deed dated February 20, 1976, and recorded on February 24, 1976 in Warranty Deed Book 1573, page 717, 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 Kenneth H. Johnson and wife, Bonnie L. Johnson, from Raymond L. Wethington, by his Attorney-in-Fact, Owen B. Sharpe, and Owen B. Sharpe, by Warranty Deed dated February 20, 1976, and recorded on February 24, 1976 in Warranty Deed Book 1573, page 717, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on October 20, 2016 as Instrument Number 201510200024730, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on October 17, 2016 as Instrument Number 201610170025144, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville, in the original amount of $6,328.60, not including penalties and interest, if applicable, and recorded on February 7, 2017 as Instrument Number 201702070048899, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on October 30, 2018 as Instrument Number 201810300027576, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on August 2, 2019 as Instrument Number 201908020008282, in the Register's Office for Knox County, Tennessee.

6. Neighborhood Codes Enforcement has a Complaint recorded on February 10, 2016 as Instrument Number 201602100046488, and Order recorded on March 9, 2016 as Instrument Number 201603090052010, in the Register's Office for Knox County, Tennessee. **SERVE: Neighborhood Codes Enforcement, 400 Main Street #475, Knoxville, TN 37902.**

7. Claim against the Estate of Bonnie L. Johnson (Docket #75118-3) in favor of AIS Recovery Solutions, LLC, as agent for Regions Bank, in the original amount of $577.00. **SERVE REGISTERED AGENT: Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203.**

8. Claim against the Estate of Bonnie L. Johnson (Docket #75118-3) in favor of Revenue Recovery Corporation for University of Tennessee Medical Center, in the original amount of $1,225.00. **SERVE: Revenue Recovery Corporation, PO Box 50250, Knoxville, TN 37950; NO REGISTERED AGENT FOUND IN TENNESSEE.**

9. Claim against the Estate of Bonnie L. Johnson (Docket #75118-3) in favor of AscensionPoint Recovery Services, LLC on behalf of Citibank, N.A- The Home Depot, in the original amount of $4,838.17. **SERVE: REGISTERED AGENT – Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203.**

10. Chancery Court, Probate Division has invoice in the Estate file for closings costs on the estate, in the original amount of $122.00. **SERVE: Knox County Chancery Court, Probate Division, 400 Main Street, Suite 352, Knoxville, TN 37902.**

11. Chancery Court, Probate Division has a Statement of Interim Costs in the estate file, in the original amount of $420.44. **SERVE: Knox County Chancery Court, Probate Division, 400 Main Street, Suite 352, Knoxville, TN 37902.**

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

Kenneth H. Johnson died on September 14, 1978, being married to Bonnie L. Johnson at the time of his death, with there being no intervening divorce or separation between them. Bonnie L. Johnson died testate on March 20, 2014. The Last Will and Testament of Bonnie L. Johnson is filed in Will Book 216, page 751, and probated in Docket #75118-3, in the Chancery Court for Knox County, Tennessee, Probate Division. Subject property was devised to son, Steve R. Johnson. The Estate is considered insolvent and case is still open.

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, setbacks, and matters shown on plat recorded in Plat Cabinet E, Slide 72A (formerly Map Book 55-S, page 53), in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns including but not limited to TennCare.

3. Subject to Steve Ray Johnson being the same person as Steven E. Johnson on Judgment Lien in favor of Neely Development, c/o of F.A.S.T. Inc. recorded as Instrument Number 202106080100836, in the Register's Office for Knox County, Tennessee. More information is needed to determine if one in the same person.

4. Subject to Utility and Drainage Easements of 5 feet inside all lot lines, and 10 feet on the Eastern line of lot, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

5. Subject to TVA Power Line Easement, along the Western 75 feet of lot, as shown by map of record, in the Register's Office for Knox County, Tennessee.

6. Subject to setback lines as follows: 25-foot from Foxwood Road, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

7. Subject to restrictions of record in Warranty Deed Book 1492, page 432, in the Register's Office for Knox County, Tennessee.

8. Subject to a 5 foot sanitary sewer easement each side of sewer line, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $9,040.81

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $10,668.70

TAX ID: 092CJ-028 **TAX SALE:** 25

TRUSTEE FILE: 398

OWNER(S) & ADDRESS(ES):

Rebecca Joyce Fox (deceased)
Frances Jo Fox – Sole Heir at Law
6024 Autumn Oaks Lane, Knoxville, TN 37921

COMMON DESCRIPTION:

6024 Autumn Oaks Lane, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number 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 28 of Wooded Acres Subdivision, Unit 3, as shown on map of same of record in Plat Cabinet K, Slide 313-A, 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 Rebecca Joyce Fox, single, by Warranty Deed dated January 19, 1989, from Nova, Inc., recorded in Deed Book 1968, page 1145, in the Register's Office for Knox County, Tennessee. Rebecca Joyce Fox died intestate on or about April 24, 2017, leaving Frances Jo Fox as her sole heir at law. For further information see Estate of Rebecca Joyce Fox, Docket No. 80719-3, 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 Rebecca Joyce Fox, single, by Warranty Deed dated January 19, 1989, from Nova, Inc., recorded in Deed Book 1968, page 1145, in the Register's Office for Knox County, Tennessee. Rebecca Joyce Fox died intestate on or about April 24, 2017, leaving Frances Jo Fox as her sole heir at law. For further information see Estate of Rebecca Joyce Fox, Docket No. 80719-3, Chancery Court for Knox County, Tennessee, Probate Division.

INTERESTED PERSONS (ENCUMBRANCES):

1. Deed of Trust dated February 22, 2019, from Frances Fox, unmarried, to Debbie H. Jones, Trustee for the benefit of UT Federal Credit Union, 2100 White Avenue, Knoxville, TN 37916, in the original amount of $80,00.00, recorded as Instrument Number 201903050051562, in the Register's Office for Knox County, Tennessee. **SERVE: TRUSTEE - Debbie H. Jones, UT Federal Credit Union, 2100 White Avenue, Knoxville, TN 37916; No Registered Agent Found - SERVE: UT Federal Credit Union 1512 Coleman Road, Knoxville, TN 37909 (main address per NCUA).**

2. Judgment Lien against Frances J. Fox, in favor of Harpeth Financial Services, LLC dba Advance Financial, dated May 17, 2023, in the original amount of $4,927.03, recorded as Instrument Number 202309010012176, in the Register's Office for Knox County, Tennessee. **SERVE: Registered Agent -Registered Agents, Inc., 116 Agnes Road, Ste 200, Knoxville, TN 37919.**

3. Judgment Lien against Frances Jo Fox, dated July 19, 2021, in favor of University Health Systems, Inc., in the original amount of $5,449.38, recorded as Instrument number 202205190087862, in the Register's Office for Knox County, Tennessee. **SERVE -Registered Agent: Bennett Cox, 2121 Medical Center Way, Knoxville, TN 37920-3282.**

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

Rebecca Joyce Fox died unmarried and intestate, on or about April 24, 2017 leaving Frances Jo Fox as her sole heir at law. The Estate of Rebecca Joyce Fox is probated as Docket No. 80719-3 in the Chancery Court for Knox County, Tennessee, Probate Division and said Estate is still open.

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, setbacks, and matters shown on plat in Plat Cabinet N, Slide 313A, in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns, including but not limited to TennCare on Rebecca Joyce Fox.

3. Subject to restrictions of record in Deed Book 1938, page 81 and Deed Book 1940, page 196, both in the Register's Office for Knox County, Tennessee.

4. Subject to 10-foot Utility and Drainage Easements inside subdivision boundary lines and adjacent to all street lines and 5-foot inside all interior lot lines, as shown by aforesaid plat of record, in the Register's Office for Knox County, Tennessee.

5. Subject to a 10-foot Sanitary Sewer easement, 5 feet each side of sewer line, as shown by aforesaid plat of record, in the Register's Office for Knox County, Tennessee.

6. Subject to a 25-foot minimum setback line, as shown by aforesaid plat of record, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $538.06

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,147.91

TAX ID: 092LE-027 **TAX SALE:** 25

TRUSTEE FILE: 401

OWNER(S) & ADDRESS(ES):

Pioneer Investment Services Company
Registered Agent: The Corporation Trust Company,
Corporation Trust Center,
1209 Orange Street, Wilmington, DE 19801
5412 Osage Drive, Knoxville, TN 37921
P.O. Box 1390, Knoxville, TN 37901

COMMON DESCRIPTION:

5412 Osage Drive, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Five of Knox County, Tennessee, and within the 44th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 27 Open Space, Drainage Easement, and Recreation Area, of Twin Pines West, Unit 1, as shown by map of record in Plat Cabinet E, Slide 342-C, formerly Map Book 69-S, Page 34, 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 Pioneer Investment Services Company, a Delaware corporation, by Successor Trustee's Deed dated August 4, 1986, from Joseph H. Huie, Successor Trustee, recorded in Deed Book 1889, page 439, 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 Pioneer Investment Services Company, a Delaware corporation, by Successor Trustee's Deed dated August 4, 1986, from Joseph H. Huie, Successor Trustee, recorded in Deed Book 1889, page 439, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Plat Cabinet E, Slide 342-C, formerly Map Book 69-S, page 34, in the Register's Office for Knox County, Tennessee.

2. Subject to drainage and utility easements of 5-feet on each side of all interior lot lines and 10-feet inside all boundary lines except where otherwise noted, as shown by plat of record aforesaid.

3. Subject to utility easement of 5 feet on either side of sanitary sewer, as shown by plat of record aforesaid.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 093BA-001 **TAX SALE:** 25

TRUSTEE FILE: 403

OWNER(S) & ADDRESS(ES):

Blaine Coleman Christian
4931 Ball Camp Pike, Knoxville, TN 37931

COMMON DESCRIPTION:

4931 Ball Camp Pike, Knoxville, TN 37931

LEGAL DESCRIPTION:

SITUATED in Civil District Five of Knox County, Tennessee, and within the 42nd Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

TRACT NO. 1: John Coleman's Lot, improved with a frame house, known and designated as 4931 Ball Camp Pike, Knoxville, Tennessee 37921; BEGINNING on an iron pin located on the North right-of-way of Ball Camp Pike, said pin being located in a Northeasterly direction, if measured along the North right-of-way line of said Pike approximately 1040 feet from the right-of-way of Solway Highway; thence, with Minton and Snyder, South 63 deg. 30 min. West, 132.5 feet to an iron in in the Snyder's line; thence with Effie Coleman, North 24 deg. 20 min. West, 356 feet to an iron pin in Brakebill's line; thence, with Brakebill, North 67 deg. 36 min. East, 140 feet to an iron pin in the West side of a 20-foot right-of-way extending from Ball Camp Pike to the Brakebill property along the A. Smith line; thence with the West line of the 20-foot right-of-way, South 24 deg. 20 min. East, 344.8 feet to an iron pin set in the North right-of-way line of Ball Camp Pike, said pin being 20-feet from the center line of said Pike; thence with the North right-of-way line of Ball Camp Pike, South 54 deg. 18 min. West, 7.6 feet to the point of BEGINNING, as shown by survey of Wayne L. Smith & Associates, Engineers, dated November 21, 1955, containing 1.127 acres, more or less.

TRACT NO. 2: Also a triangle lot along the North right-of-way line of the 40-foot wide Ball Camp Pike and south of the above described property, described as follows, to-wit: BEGINNING on an iron pin set in the North right-of-way line of Ball Camp Pike, John H. Coleman's corner; thence with John H. Coleman, South 63 deg. 30 min. West, 132.5 feet to an iron pin corner to John H. Coleman, Effie Coleman and Snyder; thence with Snyder, South 24 deg. 20 min. East, 28 feet to a stake in the North right-of-way line of Ball Camp Pike; thence with the North right-of-way line of Ball Camp Pike, North 51 deg. 40 min. East, 136.45 feet to the point of BEGINNING.

A right to use a 12-foot easement extending across the entire property in an East and West direction and being parallel to the North property line of said property and being approximately 200 feet in a Northerly direction from the North right-of-way line of Ball Camp Pike, as shown on Map of the J. W. Coleman Heirs land, John H. Coleman's part, for egress and ingress to and from the 20-foot right-of-way lying between the aforesaid described property and the A. Smith property, is hereby granted and retained for use and benefit of the premises conveyed the date of February 7, 1956, for heirs and assigns.

LESS AND EXCEPT THAT PORTION OF THE PROPERTY

CONVEYED from Blaine Coleman Christian, unmarried, to City of Knoxville, by Warranty Deed dated January 28 2019, and recorded in Instrument Number 201901300045277, in the Register's Office for Knox County, Tennessee.

BEING PART OF the same property conveyed to Blaine Coleman Christian, single, by Quit Claim Deed dated May 10, 2018, from Johnny Edward Coleman, Glenda Francine Robinson, and Robert Wynn Coleman, and Roy Franklin Coleman, recorded as Instrument Number 201805110066853, in the Register's Office for Knox County, Tennessee. See heirship affidavit recorded as Instrument Number 201805110066852, 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 Blaine Coleman Christian, single, by Quit Claim Deed dated May 10, 2018, from Johnny Edward Coleman, Glenda Francine Robinson, and Robert Wynn Coleman, and Roy Franklin Coleman, recorded as Instrument Number 201805110066853, in the Register's Office for Knox County, Tennessee. See heirship affidavit recorded as Instrument Number 201805110066852, 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:

See Affidavit of Heirship in regards to prior owner, Robert Glenn Coleman, recorded as Instrument Number 201805110066852, in the Register's Office for Knox County, Tennessee. Subject to any Estate and TennCare Claims concerning the death of Robert Glenn Coleman.

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, setbacks, and matters, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to a utility easement to Knoxville Utilities Board, dated March 21, 2021, and recorded as Instrument Number 202104010080414, in the Register's Office for Knox County, Tennessee.
3. Subject to any and all probate concerns, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,646.39

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $4,683.98

TAX ID: 093CJ-024 **TAX SALE:** 25

TRUSTEE FILE: 404

OWNER(S) & ADDRESS(ES):

Oscar Dixon (deceased) and wife, Marie Dixson (deceased)
Devisee: Matthew J. Dixon
3279 Kingsmore Drive, Knoxville, TN 37921
5025 Fleetwood Drive, Knoxville, TN 37921

COMMON DESCRIPTION:

3279 Kingsmore Drive, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Five of Knox County, Tennessee, and within the 43rd Ward of the City of Knoxville, Tennessee, and being known as all of Lot 38, Northwest Hills Subdivision, Phase I, as same appears of record in Plat Cabinet N, Slide 75-B, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description. There is excepted from this conveyance that portion of land lying outside the curve formed by the intersection of the Northwestern and Northeastern right-of-way of Kingsmore Drive, the radius of said curve being 25-feet.

BEING the same property conveyed to Oscar Dixon and wife, Marie Dixon, by Warranty Deed dated October 24, 2005, by Huber Development, Inc., recorded as Instrument Number 200510260037696, 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 Oscar Dixon and wife, Marie Dixon, by Warranty Deed dated October 24, 2005, by Huber Development, Inc., recorded as Instrument Number 200510260037696, 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:

Marie Dixson, being one in the same person as Edna Marie Dixon, died on or about July 1, 2013, being married to Oscar Dixon at the time of her passing, leaving Oscar Dixon the surviving tenant by the entirety. Oscar Dixson, being one in the same person as Samuel Oscar Dixon, died Testate on or about June 19, 2014. The Estate of Samuel Oscar Dixon is probated in the Chancery Court for Knox County, Tennessee, Probate Division as Docket No. 75110-1. The Last Will and Testament of Samuel Oscar Dixon devises the subject property to his grandson, Matthew J. Dixon. There is no heirship affidavit recorded concerning the deaths of Oscar Dixon and wife, Marie Dixon.

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, setbacks, and matters shown on plat in Plat Cabinet N, Slide 75-B, in the Register's Office for Knox County, Tennessee.
2. Subject to utility and drainage easements of 10-feet inside all outside subdivision boundary lines and along all roads; 5-feet utility and drainage easements each side all other lot lines, plus other easements shown, as shown by plat of record aforesaid.
3. Subject to sanitary sewer easements of 15-feet, 7.5 feet each side of sewer line as installed, as shown by plat of record aforesaid.
4. Subject to building setback lines of 25-feet on the front, 8-feet on the side and 25-feet on the rear, as shown by plat of record aforesaid.
5. Possible Judgment Lien dated June 12, 2017, against Jason Dixon, in favor of Capital One Bank (USA) N.A., in the original amount of $3,590.67, recorded as Instrument Number 201708210011718, in the Register's Office for Knox County, Tennessee. Additional information needed to determine if Jason Dixon is one in the same person as Matthew J. Dixon.
6. Possible Judgment Lien dated March 4, 2020, against Jason Dixon, in favor of Landmark Financial Services, LLC, in the original amount of $2,938.24, recorded as Instrument Number 202006230085950, in the Register's Office for Knox County, Tennessee. Additional information needed to determine if Jason Dixon is one in the same person as Matthew J. Dixon.
7. Subject to any estate matters, including but not limited to TennCare, for Oscar Dixon and Marie Dixon.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,696.24

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $9,828.75

TAX ID: 093IA-013 **TAX SALE:** 25

TRUSTEE FILE: 409

OWNER(S) & ADDRESS(ES):

John Bair and wife, Anna Bair (Life Estate), and Leonard Rucker, Jr. (Remainder)
0 Rucker Street, Knoxville, TN 37921
1870 Steel Street, Detroit, MI 48235

COMMON DESCRIPTION:

0 Rucker Street, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Eight of Knox County, Tennessee, and within the 44th Ward of the City of Knoxville, Tennessee, and being known as all of Lots 50 and 51 of the H. E. Boulton Addition to Knox County, Tennessee, as shown by map of record in Plat Cabinet A, Slide 252-A, formerly Map Book 8, page 5, 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:

Said lots front 50-feet on the South side of Rucker Street on the North and extend back between parallel lines 115 feet to the Mason property on the South and said lots are further bounded on the East by the Will Bear property and on the West by the property belonging to Will Rucker and wife, Maggie Rucker.

BEING the same property conveyed to John Bair and wife Anna Bair, as life tenants, and Leonard Rucker, Jr. as the remainder, by Deed dated September 20, 1937, from will Rucker and wife, Maggie Rucker, recorded in Deed Book 592, page 352, 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 John Bair and wife Anna Bair, as life tenants, and Leonard Rucker, Jr. as the remainder, by Deed dated September 20, 1937, from will Rucker and wife, Maggie Rucker, recorded in Deed Book 592, page 352, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Plat Cabinet A, Slide 252-A, formerly Map Book 8, page 5, in the Register's Office for Knox County, Tennessee.
2. Possibly subject to Sanitary Sewer easements granted to the City of Knoxville of record in Warranty Deed Book 1499, Page 512 & Warranty Deed Book 1499, Page 514, both in the Register's Office for Knox County, Tennessee.
3. From information found in the Register's Office for Knox County, Tennessee, it is believed that Anna Bair died prior to June 15, 1962. John Bair is also believed to be deceased,however no obituaries were found for John Bair or Anna Bair. No affidavit of heirship found of record in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $ 1,593.45

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $ 1,351.06

TAX ID: 093JD-005 **TAX SALE:** 25

TRUSTEE FILE: 415

OWNER(S) & ADDRESS(ES):

Angela M. Blance
5026 Tenwood Drive, Knoxville, TN 37921
1040 Parrish Road, Knoxville, TN 37923

COMMON DESCRIPTION:

5026Tenwood 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 more fully described as follows, to wit;

BEGINNING at a stake on the L & N. Railroad property line and on the former Sharp's corner; running thence, North 48 deg. 53 min. West, 51.9 feet to the South line of Tennessee Avenue, what was formerly Sharp's corner; thence, with the South side of Tennessee Avenue, North 36 deg. 39 min. East, 36 feet to a state in the South line of Tennessee Avenue; thence, South 48 deg. 53 min. East, 60 feet, more or less, to a stake in the L & N Railroad right-of-way line; thence, with the L & N Railroad right-of-way line, South 54 deg. 07 min. West, 36 feet to the point of BEGINNING.

BEING the same property conveyed to Angela M. Blance, married, from Sherri L. Bailey and Virginia Waller, sole surviving heirs at law of Jerry Lynn Waller, by Warranty Deed dated September 19, 2012, and recorded on September 21, 2012 as Instrument Number 201209210019059, 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 Angela M. Blance, married, from Sherri L. Bailey and Virginia Waller, sole surviving heirs at law of Jerry Lynn Waller, by Warranty Deed dated September 19, 2012, and recorded on September 21, 2012 as Instrument Number 201209210019059, 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

OTHER MATTERS AFFECTING TITLE

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat recorded, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to a survey being highly recommended.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,210.15

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,623.51

TAX ID: 093LC-01901 **TAX SALE:** 25

TRUSTEE FILE: 417

OWNER(S) & ADDRESS(ES):

Faith Christian Fellowship of Knoxville, Inc. (Inactive/ Dissolved)
0 Piedmont Street, Knoxville, TN 37921
5210A Schubert Lane, Knoxville, TN 37912

COMMON DESCRIPTION:

0 Piedmont Street, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Five of Knox County, Tennessee, and within the 23rd Ward of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the West line of Piedmont Street, N.W., and the South line of Pansy Avenue, N.W., said beginning point also being the Northeast corner of Lot 677, Block 55 of West Lonsdale Addition; thence along the South right-of-way line of Pansy Avenue, N.W. in a Westerly direction approximately 150 feet to a point; thence in a Northerly direction approximately 25 feet to a point in the center line of Pansy Avenue, N.W.; thence along said center line in an Easterly direction approximately 150 feet to the point of intersection of said center line and the West right-of-way line produced of Piedmont Street, N.W.; thence along said West line produced approximately 25 feet in a Southerly direction to the point of BEGINNING.

BEING the same property conveyed to Faith Christina Fellowship of Knoxville, Inc., aka Knoxville City Church, by Quit Claim Deed dated April 1, 2008, from George E. Riley, recorded as Instrument Number 200804010073355, 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 Faith Christian Fellowship of Knoxville, Inc., aka Knoxville City Church, by Quit Claim Deed dated April 1, 2008, from George E. Riley, recorded as Instrument Number 200804010073355, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown in the Register's Office for Knox County, Tennessee.
2. A survey recommended.
3. Faith Christian Fellowship of Knoxville, Inc., was Administratively Dissolved August 8, 2023. More information is needed to determine the successors in interest/shareholders of the corporation.
4. Survey is highly suggested.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,482.42

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,196.45

TAX ID: 094AC-013 **TAX SALE:** 25

TRUSTEE FILE: 421

OWNER(S) & ADDRESS(ES):

Shirley Fawver (deceased)
Heirs: Charles Mac Fawver; Jess Douglas Fawver; and Todd Allen Fawver
1746 Tennessee Avenue, Knoxville, TN 37921
1001 Union Street, Kingsport, TN 37660 (Charles Fawver)

COMMON DESCRIPTION:

1746 Tennessee Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 35, Block 45, Lonsdale Land Company Addition, as shown by map of record in Plat Cabinet A, Slide 142D (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.

BEING the same property conveyed to Shirley Fawver, from Arthur G. Martin and wife, Margaret A. Marin, by Warranty Deed dated July 10, 1997, and recorded on May 5, 1999 in Warranty Deed Book 2325, page 669, 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 Shirley Fawver, from Arthur G. Martin and wife, Margaret A. Marin, by Warranty Deed dated July 10, 1997, and recorded on May 5, 1999 in Warranty Deed Book 2325, page 669, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Neighborhood Codes Enforcement has a Complaint recorded on June 29, 1999 as Instrument Number 199906290209554, and Order recorded on August 27, 1999 as Instrument Number 199908270017019, in the Register's Office for Knox County, Tennessee. **SERVE: Neighborhood Codes Enforcement, 400 Main Street #475, Knoxville, TN 37902.**
2. Notice of Lien in favor of the City of Knoxville, in the original amount of $6,343.25, not including penalties and interest, if applicable, and recorded on February 6, 2002 as Instrument Number 200202060064841, in the Register's Office for Knox County, Tennessee.
3. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on September 29, 2015 as Instrument Number 201509290020172, in the Register's Office for Knox County, Tennessee.
4. Notice of Lien in favor of the City of Knoxville, in the original amount of $233.00, not including penalties and interest, if applicable, and recorded on November 7, 2016 as Instrument Number 201611070029936, in the Register's Office for Knox County, Tennessee.
5. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on October 24, 2017 as Instrument Number 201710240025610, in the Register's Office for Knox County, Tennessee.
6. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on September 24, 2018 as Instrument Number 201809240019352, in the Register's Office for Knox County, Tennessee.
7. Notice of Lien in favor of the City of Knoxville, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on November 28, 2018 as Instrument Number 201811280033179, in the Register's Office for Knox County, Tennessee.
8. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on December 13, 2018 as Instrument Number 201812130036604, in the Register's Office for Knox County, Tennessee.
9. Notice of Lien in favor of the City of Knoxville, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on August 12, 2019 as Instrument Number 201908120010521, in the Register's Office for Knox County, Tennessee.
10. Notice of Lien in favor of the City of Knoxville, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on November 20, 2019 as Instrument Number 201911200035301, in the Register's Office for Knox County, Tennessee.
11. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on March 5, 2021 as Instrument Number 202103050071957, in the Register's Office for Knox County, Tennessee.
12. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on October 1, 2021 as Instrument Number 202110010027061, in the Register's Office for Knox County, Tennessee.
13. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on November 14, 2022 as Instrument Number 202211140028887, in the Register's Office for Knox County, Tennessee.
14. Notice of Lien in favor of the City of Knoxville, in the original amount of $224.20, not including penalties and interest, if applicable, and recorded on August 22, 2023 as Instrument Number 202308220009978, in the Register's Office for Knox County, Tennessee.
15. Notice of Lien in favor of the City of Knoxville, in the original amount of $224.20, not including penalties and interest, if applicable, and recorded on August 19, 2024 as Instrument Number 202408190009994, in the Register's

Office for Knox County, Tennessee.

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

Shirley Fawver died on April 9, 2004 and was not located being probated in Knox County, Tennessee. Per her obituary, she is survived by 3 sons: Charles Mac Fawver; Jess Douglas Fawver and Todd Allen Fawver. Unable to locate any heirs as deceased.

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, setbacks, and matters shown on plat of record in Plat Cabinet A, Slide 142D (formerly Map Book 5, page 183), in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding deceased owner.

3. Subject to Utility Easement in favor of KUB, recorded as Instrument Number 200508090012963, in said Register's Office.

4. Subject to a survey being highly recommended. It appears the adjacent property's driveway is encroaching on our property, as shown by KGIS map.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 094AC-033 **TAX SALE:** 25

TRUSTEE FILE: 422

OWNER(S) & ADDRESS(ES):

Hugh S. Thompson (deceased)
Unknown heirs
1905 Massachusetts Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

1905 Massachusetts Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Eight (8) of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 10, of Block 45 of Lonsdale, as shown by map of record in Plat Cabinet A, Slide 143A, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; said lot, lying and being situated on the Northern side of Massachusetts Avenue, and having a frontage of 50 feet thereon, and running back between parallel lines in a Northerly direction 144 feet to the Southern line of an alley, and being more particularly bounded and described as follows:

BEGINNING at a point in the Northern line of Massachusetts Avenue at the corner of Lot 9 in Block 45 of said Addition, and the Southwest corner of the premises hereby described; running thence, in a Northerly direction, along the common line between Lots 9 and 10, Block 45 of said Addition, 144 feet to 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 Massachusetts Avenue, 50 feet to a point, the Northwest corner of Lot 11 in Block 11 of Block 45 of said Addition; thence, in a Southerly direction, on a line parallel with first line herein, 144 feet to the Northern line of Massachusetts Avenue; thence, in a Westerly direction, with the Northern line of Massachusetts Avenue, 144 feet to the point of BEGINNING.

BEING the same property conveyed to Hugh S. Thompson, from H. E. Fewell, by Deed dated June 2, 1927 and recorded on June 7, 1927 in Warranty Deed Book 427, page 396, 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 Hugh S. Thompson, from H. E. Fewell, by Deed dated June 2, 1927 and recorded on June 7, 1927 in Warranty Deed Book 427, page 396, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of a Lien in favor of the City of Knoxville dated October 23, 2014, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on October 24, 2014 as Instrument Number 201410240023012, in the Register's Office for Knox County, Tennessee.

2. Notice of a Lien in favor of the City of Knoxville dated February 8, 2018 in the original amount of $200.00, not including penalties and interest, if applicable and recorded on February 9, 2018 as Instrument Number 201802090047162, in the Register's Office for Knox County, Tennessee.

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

It is believed that Hugh S. Thompson is deceased, having died on February 3, 1974 but this cannot be confirmed if same person. No probate estate was located for a Hugh S. Thompson 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 restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Plat Cabinet A, Slide 143-A, in the Register's Office for Knox County, Tennessee.

2. Subject to any probate concerns including but not limited to TennCare for all deceased parties.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 094AD-013 **TAX SALE:** 25

TRUSTEE FILE: 425

OWNER(S) & ADDRESS(ES):

Charles R. Mays and wife, Ruby G. Mays (both deceased)
Heirs: Judy Lusk; Sue Chapman; Brenda Wolfe; Bill Mays; Kenneth David Mays (deceased); Jerry Lynn Mays (deceased); H. Wayne Mays (deceased); Lawrence Neal Mays (deceased); Eddie Mays (deceased); Ann Mays Hayes (deceased); Alice Mays (deceased); Ray Mays Jr., (deceased) Carolyn Worley (deceased) Doug Abbott Mays (deceased); Linda Mays (deceased)
1704 Massachusetts Avenue, Knoxville, TN 37921
1316 Cassell Drive, Knoxville, TN 37912 (Bill Mays)

COMMON DESCRIPTION:

1704 Massachusetts Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 28, Block 50, of Lonsdale, as shown by map of record in Plat Cabinet A, Slide 143A, 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 120 feet on the South side of Massachusetts Avenue; thence, 115 feet deep along the West side of Gordon Street to a point; thence, on the dividing line between Lots 27 and 28, 144 feet to Massachusetts Avenue.

BEING the same property conveyed to Charles R. Mays and wife, Ruby G. Mays, from Besse P. Boatman (widow), by Warranty Deed dated June 10, 1955, and recorded on February 28, 1959 in Warranty Deed Book 1102, page 499, 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 R. Mays and wife, Ruby G. Mays, from Besse P. Boatman (widow), by Warranty Deed dated June 10, 1955, and recorded on February 28, 1959 in Warranty Deed Book 1102, page 499, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Deed of Trust from Charles R. Mays and wife, Ruby G. Mays, in favor of Helen M. Randles (State of Tennessee), dated November 23, 1982, in the original amount of 8,000.00, and recorded on November 23, 1982 in Warranty Deed Book 2012, page 286, in the Register's Office for Knox County, Tennessee. (NO STATUTE) **SERVE: State of Tennessee, Attorney General, PO Box 20207, Nashville, TN 37202; SERVE: General Session Court of Knox County, 400 W. Main Street, Knoxville, TN 37902.**

2. Deed of Trust from Charles R. Mays, Sr., to Kenneth Hall as Trustee for the benefit of AA Bonding Company, Incorporated, dated October 17, 1985, in the original amount of $29,800.00, and recorded on October 17, 1985 in Warranty Deed Book 2168, page 1023, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: Fred Weaver, Jr., 7112 Harrell Road, Knoxville, TN 37931. SERVE TRUSTEE: Kenneth Hall, unknown address.**

3. Neighborhood Codes Enforcement has a Complaint recorded on June 2, 2003 as Instrument Number 200306020110246, and Order recorded on July 17, 2003 as Instrument Number 200307170007452, in the Register's Office for Knox County, Tennessee. **SERVE: Neighborhood Codes Enforcement, 400 Main Street #475, Knoxville, TN 37902.**

4. Neighbor Codes Enforcement has a Complaint recorded on May 12, 2016 as Instrument Number 201605120065632, and Order recorded June 3, 2016 as Instrument Number 201606030070610, in the Register's Office for Knox County, Tennessee. **SERVE: Neighborhood Codes Enforcement, 400 Main Street #475, Knoxville, TN 37902.**

5. Notice of Lien in favor of the City of Knoxville, Tennessee, in the original amount of $4,693.25, not including penalties and interest, if applicable, and recorded on June 15, 2017 as Instrument Number 201706150076766, in the Register's Office for Knox County, Tennessee.

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

Ruby G. Mays died on September 17, 1983, being married to Charles R. Mays at the time of her death. Charles R "Ray" Mays, (Sr.) died intestate on June 20, 1988, estate opened in Docket #P-88-434592, but was never administered. It is believed that Ruby and Ray had 15 children with all but 4 being deceased. Surviving children are: Bill Mays, Judy Lusk, Sue Chapman and Brenda Wolfe. Kenneth David Mays died on December 2, 2018, being predeceased by his son, Kenny Mays, Jr., and being survived by son, Brian Mays and daughter, Tracy Chapman, per his obituary and no estate found in Knox County. Jerry Lynn Mays died on April 27, 2010, no heirs located and no estate found in Knox County. H. Wayne Mays died on February 1, 2021, no heirs located and no estate found in Knox County. Lawrence N. Mays died November 25, 1989, no heirs located and no estate found in Knox County. Eddie Mays is deceased but date of death unknown, and could not find any heirs and was not located as being probated in Knox County. Ann Mays Hayes is deceased but date of death unknown, with no heirs located and no estate found. Charles "Ray" Mays, Jr. died September 19, 1981, predeceasing both parents, unable to locate heirs and not found probated in Knox County. Alice Mays died on October 11, 2008, no heirs located, nor was she found probated in Knox County. Doug Abbott/Mays is also deceased but unable to determine heirs. Carolyn Worley died on December 15, 2021.

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, setbacks, and matters shown on plat, Plat Cabinet A, Slide 277D (formerly Map Book 8, page 93), in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding deceased owners and any/all heirs, and unknown heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,722.06

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,523.28

TAX ID: 094AD-014 **TAX SALE:** 25

TRUSTEE FILE: 426

OWNER(S) & ADDRESS(ES):

Sharon Enterprises, Inc.
0 Gordon Street, Knoxville, TN 37921
1944 Mach Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

0 Gordon Street, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Five of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being known as all of Lots 14 and 15 in Block 50 of the Lonsdale Land Company Addition to the City of Knoxville, as shown by map of said addition of record in Plat Cabinet A, Slide 143-A, 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.

BEING the same property conveyed to Sharon Enterprises, Inc., by Warranty Deed dated February 19, 1971, from Glenna Phillips, recorded in Deed Book 1488, page 885, 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 Sharon Enterprises, Inc., by Warranty Deed dated February 19, 1971, from Glenna Phillips, recorded in Deed Book 1488, page 885, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Plat Cabinet A, Slide 143-A, formerly Map Book 5, page 183, in the Register's Office for Knox County, Tennessee.

2. According to the records of the Tennessee Secretary of State, the corporate charter of Sharon Enterprises, Inc., has been administratively dissolved. More information is needed to determine the successors in interest/shareholders of the corporation.

3. Instrument Number 200411020037058 records a Clerk and Master's Deed dated September 20, 2004, wherein property described as Lots 14 and 15 in Block 50 of Lonsdale Land Company's Addition was conveyed to the City of Knoxville, following a previous delinquent tax sale. It is believed that the inclusion of these two lots in the description was in error, or in the alternative, that the lots conveyed are not those comprising Parcel ID#094AD-014. Confirmation to that should be obtained.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,030.29

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,969.45

TAX ID: 094AD-018 **TAX SALE:** 25

TRUSTEE FILE: 427

OWNER(S) & ADDRESS(ES):

Janet Booth with life estate held by Edith Booth (both likely deceased)
0 Maryland Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

0 Maryland Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 10, Block 50, of the Lonsdale Land Company's Addition to Knoxville, Tennessee, as shown by map of record in Plat Cabinet A, Slide 143A (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 particularly described as follows:

BEGINNING at an point in the Northwest line of Maryland Avenue, corner to Lot 11; thence, with the dividing line between Lots 10 and 11, in said block, in a Northwesterly direction, 144 feet to the Southeast line of an alley; thence, with said line of said alley, in a Southwesterly direction, 50 feet to the corner of Lot 9, said block; thence, with the dividing line between said Lot 9 and Lot 10, in said block, in a Southeasterly direction, 144 feet to the Northwest line of said Maryland Avenue; thence, with said line of said Maryland Avenue, in a Northeasterly direction, 50 feet to the point of BEGINNING.

BEING the same property conveyed to Janet Booth, with a life estate retained by Edith Booth, from Janet Booth, by Quit Claim Deed dated June 5, 1995, and recorded on June 8, 1995 in Warranty Deed Book 2178, page 938, 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 Janet Booth, with a life estate retained by Edith Booth, from Janet Booth, by Quit Claim Deed dated June 5, 1995, and recorded on June 8, 1995 in Warranty Deed Book 2178, page 938, 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:

It is believed that both Janet Booth and Edith Booth are deceased. Edith Booth only held a life estate and died on or about December 25, 1997. Per her obituary, she was survived by daughter, Janet Jones. It cannot be confirmed but likely Janet Booth is one in the same person as Janet Jones. Janet Jones died on March 19, 2016, being married to Holbert Jones at the time of her death. Probate was not located under Janet Booth in Knox County.

Also found was a Janet Emily Booth who died December 9, 2001, however, unable to make connect with Edith Booth to confirm if this party is the same Janet Booth, who holds title.

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, setbacks, and matters shown on plat recorded in Plat Cabinet A, Slide 143A (formerly Map Book 5, page 183), in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns for any deceased owner and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 094AE-018 **TAX SALE:** 25

TRUSTEE FILE: 428

OWNER(S) & ADDRESS(ES):

Boyd Development Corp. (Inactive)
2133 Virginia Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

2133 Virginia Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in the 3rd Civil District of Knox County, Tennessee, within the 20th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 28 of John Richard's Revision of Lot 62 Lonsdale Land Co's Addition to Knoxville, as shown on map of record in Deed Book 204, Page 748, in the Register's Office for Knox County, Tennessee, said Lot fronting 41 feet on the North side of Virginia Avenue and extending back between parallel lines 144 feet, more or less, to an alley.

BEING PART OF THE SAME PROPERTY CONVEYED TO Boyd Development Corp. from Joe L. Foster by Warranty Deed dated January 6, 1993 and filed of record in Deed Book 2094, page 1162, 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 Boyd Development Corp. from Joe L. Foster by Warranty Deed dated January 6, 1993 and filed of record in Deed Book 2094, page 1162, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of a Lien in favor of the City of Knoxville dated August 15, 2014 in the original amount of $233.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201408180010111, in the Register's Office for Knox County, Tennessee.

2. Notice of a Lien in favor of the City of Knoxville dated November 10, 2014 in the original amount of $343.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201411120026664, in the Register's Office for Knox County, Tennessee.

3. Notice of a Lien in favor of the City of Knoxville dated March 31, 2015 in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201504010052958, in the Register's Office for Knox County, Tennessee.

4. Notice of a Lien in favor of the City of Knoxville dated September 14, 2015 in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201509150017430, in the Register's Office for Knox County, Tennessee.

5. Notice of a Lien in favor of the City of Knoxville dated September 30, 2015 in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201510010020780, in the Register's Office for Knox County, Tennessee.

6. Notice of a Lien in favor of the City of Knoxville dated November 4, 2016 in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201611070029788, in the Register's Office for Knox County, Tennessee.

7. Notice of a Lien in favor of the City of Knoxville dated January 17, 2017 in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201701180044766, in the Register's Office for Knox County, Tennessee.

8. Notice of a Lien in favor of the City of Knoxville dated September 1, 2017 in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201709060015311, in the Register's Office for Knox County, Tennessee.

9. Notice of a Lien in favor of the City of Knoxville dated August 21, 2018 in the original amount of $233.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201808210011856, in the Register's Office for Knox County, Tennessee.

10. Notice of a Lien in favor of the City of Knoxville dated December 27, 2018 in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201901030040537, in the Register's Office for Knox County, Tennessee.

11. Notice of a Lien in favor of the City of Knoxville dated November 28, 2018 in the original amount of $200.00 not including penalties and interest, if applicable, and filed of record as Instrument Number 201811280033182, in the Register's Office for Knox County, Tennessee.

12. Notice of a Lien in favor of the City of Knoxville dated August 5, 2019 in the original amount of $222.00 not including penalties and interest, if applicable, and filed of record as Instrument Number 201908060009178, in the Register's Office for Knox County, Tennessee.

13. Notice of a Lien in favor of the City of Knoxville dated September 25, 2019 in the original amount of $222.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201909260021533, in the Register's Office for Knox County, Tennessee.

14. Notice of a Lien in favor of the City of Knoxville dated January 19, 2021 in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 202101200058646, in the Register's Office for Knox County, Tennessee.

15. Notice of a Lien in favor of the City of Knoxville dated October 13, 2021 in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 202110140031150, in the Register's Office for Knox County, Tennessee.

16. Notice of a Lien in favor of the City of Knoxville dated February 18, 2022 in the original amount of $222.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 202202250066377, in the Register's Office for Knox County, Tennessee.

17. Notice of a Lien in favor of the City of Knoxville dated November 9, 2022 in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 202211100028503, in the Register's Office for Knox County, Tennessee.

18. Notice of a Lien in favor of the City of Knoxville dated August 12, 2024 in the original amount of $224.20, not including penalties and interest, if applicable, and filed of record as Instrument Number 202408140008932, 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, setbacks, and matters shown on plat in Deed Book 204, Page 478, in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions contained in the deed of record in Deed Book 206, Page 253, in said Register's Office.

3. It is believed that the correct name of the Entity in title is actually Boyd Development, Inc., according to the Tennessee Secretary of State, the corporate charter of this Entity was dissolved/ revoked on January 13,1998. Additional information is needed to determine the successors in interest and/or shareholders of the corporation.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,403.91

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,080.47

TAX ID: 094AE-019 **TAX SALE:** 25

TRUSTEE FILE: 429

OWNER(S) & ADDRESS(ES):

Boyd Development, Inc. (Dissolved/Revoked- Revenue)
Registered Agent: Jo Ann Hodges Reeves Collier
2135 Virginia Avenue, Knoxville, TN 37921
366 E. Parkway Road, Gatlinburg, TN 37738
Registered Agent address: 228 Cartertown Road, Gatlinburg, TN 37738

COMMON DESCRIPTION:

2135 Virginia Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Three (3) of Knox County, Tennessee, within the 20th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 27, of the John Richards Subdivision, Block 62, in Lonsdale Land Company's Addition to the City of Knoxville, Tennessee; as shown by map of record in Deed Book 204, page 478, in the Register's Office for Knox County, Tennessee; said lot front on Virginia Avenue and is more particularly bounded and described as follows:

BEGINNING at a point 61 feet from the corner of Hampton Street and Virginia Avenue; thence, with the North line of Virginia Avenue Eastwardly 41 feet to the corner of Lot 28, as shown on said map of said subdivision; thence, Northwardly with the West line of Lot 28, 149 feet, more or less, to an alley; thence, with the South line of said alley Westwardly 41 feet to the East line of Lot 26; thence, with the East line of Lot 26, 149 feet, more or less, to the BEGINNING corner.

BEING PART OF the same property conveyed to Boyd Development Corp, a Tennessee corporation, from Joe L. Foster, single, by Warranty Deed dated January 6, 1993, and recorded on January 22, 1993 in Warranty Deed Book 2094, page 1162, 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 Boyd Development Corp, a Tennessee corporation, from Joe L. Foster, single, by Warranty Deed dated January 6, 1993, and recorded on January 22, 1993 in Warranty Deed Book 2094, page 1162, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of City of Knoxville, dated January 15, 2014, in the original amount of $233.00, not including penalties and interest, if applicable, and recorded on January 16, 2014 as Instrument Number 201401160042488, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville, dated January 15, 2014, in the original amount of $233.00, not including penalties and interest, if applicable, and recorded on January 16, 2014 as Instrument Number 201401160042489, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville, dated September 30, 2015, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on October 1, 2015 as Instrument Number 201510010020781, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville, dated November 4, 2016, in the original amount of $233.00, not including penalties and interest, if applicable, and recorded on November 7, 2016 as Instrument Number 201611070029789, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville, dated January 17, 2017, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on January 19, 2017 as Instrument Number 201701180044767, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien in favor of the City of Knoxville, dated August 21, 2018, in the original amount of $233.00, not including penalties and interest, if applicable, and recorded on August 21, 2018 as Instrument Number 201808210011857, in the Register's Office for Knox County, Tennessee.

7. Notice of Lien in favor of the City of Knoxville, dated November 28, 2018, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on November 28, 2018 as Instrument Number 201811280033183, in the Register's Office for Knox County, Tennessee.

8. Notice of Lien in favor of the City of Knoxville, dated December 27, 2018, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on January 3, 2019 as Instrument Number 201901030040538, in the Register's Office for Knox County, Tennessee.

9. Notice of Lien in favor of the City of Knoxville, dated August 5, 2019, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on August 6, 2019 as Instrument Number 201908060009179, in the Register's Office for Knox County, Tennessee.

10. Notice of Lien in favor of the City of Knoxville, dated September 25, 2019, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on September 26, 2019 as Instrument Number 201909260021534, in the Register's Office for Knox County, Tennessee.

11. Notice of Lien in favor of the City of Knoxville, dated November 19, 2019, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on November 20, 2019 as Instrument Number 201911200035307, in the Register's Office for Knox County, Tennessee.

12. Notice of Lien in favor of the City of Knoxville, dated January 19, 2021, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on January 20, 2021 as Instrument Number 202101200058647, in the Register's Office for Knox County, Tennessee.

13. Notice of Lien in favor of the City of Knoxville, dated October 13, 2021, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on October 14, 2021 as Instrument Number 202110140031151, in the Register's Office for Knox County, Tennessee.

14. Notice of Lien in favor of the City of Knoxville, dated June 7, 2022, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on June 7, 2022 as Instrument Number 202206070092140, in the Register's Office for Knox County, Tennessee.

15. Notice of Lien in favor of the City of Knoxville, dated November 9, 2022, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on November 10, 2022 as Instrument Number 202211100028504, in the Register's Office for Knox County, Tennessee.

16. Notice of Lien in favor of the City of Knoxville, dated August 12, 2024, in the original amount of $224.20, not including penalties and interest, if applicable, and recorded on August 12, 2024 as Instrument Number 202408140008933, 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, setbacks, and matters shown on plat, in Deed Book 204, page 478, in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions contained in Deed of record in Warranty Deed Book 206, page 253, in the Register's Office for Knox County, Tennessee.

3. It is believed that the correct name of the Entity in title is actually Boyd Development, Inc., according to the Tennessee Secretary of State, the corporate charter of this Entity was dissolved/ revoked on January 13,1998. Additional information is needed to determine the successors in interest and/or shareholders of the corporation.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,403.91

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,080.47

TAX ID: 094AE-020 **TAX SALE:** 25

TRUSTEE FILE: 430

OWNER(S) & ADDRESS(ES):

Carla Charmaine Braden
2137 Virginia Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

2137 Virginia Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Three (3) of Knox County, Tennessee, within the 20th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 26, John Richard's Revision to Block 62, of Lonsdale Land Company Addition, as shown by map of record in Warranty Deed Book 204, page 478, 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 Northwest line of Virginia Avenue, distant 31.1 feet Northeasterly from the North line of Bowling Avenue; thence, North 45 deg. 15 min. West, 149 feet to an iron pin in the Southeast line of an alley; thence, with said line, North 44 deg. 45 min. East, 41 feet to an iron pin, corner to Lot 27; thence, with the line of said lot, South 45 deg. 15 min. West, 41 feet to the place of BEGINNING, according to the survey of G. T. Trotter, Jr., Surveyor, Knoxville, TN dated October 7, 1969.

BEING the same property conveyed to Carla Charmaine Braden, from Opal L. Keen, unmarried widow, by Quit Claim Deed dated September 15, 2012, and recorded on February 1, 2013 as Instrument Number 201302010050535, 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 Carla Charmaine Braden, from Opal L. Keen, unmarried widow, by Quit Claim Deed dated September 15, 2012, and recorded on February 1, 2013 as Instrument Number 201302010050535, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Judgment Lien in favor of Crown Asset Management LLC, against Carla Braden, served at 2137 Virginia Avenue, Knoxville, TN 37921, in the original amount of $1,044.35, not including any penalties and interest, if applicable, and recorded on September 14, 2021 as Instrument Number 202109140021890, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: C T Corporation System, 300 Montvue Road, 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

Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Deed Book 204, page 478, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,581.35

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $7,615.78

TAX ID: 094AG-011 **TAX SALE:** 25

TRUSTEE FILE: 431

OWNER(S) & ADDRESS(ES):

Cecil King
0 Massachusetts Avenue, Knoxville, TN 37921
1944 Mach Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

0 Massachusetts Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Five of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 12 in Block 49 of Lonsdale, as shown by plat of record in Plat Cabinet A, Slide 143-A, 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.

BEING the same property conveyed to Cecil King by Quit Claim Deed dated May 23, 2001, from Wayne Steven Walden, recorded as Instrument Number 200105230081598, 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 Cecil King by Quit Claim Deed dated May 23, 2001, from Wayne Steven Walden, recorded as Instrument Number 200105230081598, 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: It is believed Cecil King is deceased. As of the date of this title opinion, a probate estate for Cecil King was not located in Knox County, Tennessee.

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, setbacks, and matters shown on plat in Plat Cabinet A, Slide 143-A, Map Book 5, page 183, in the Register's Office for Knox County, Tennessee.

2. Subject to the slope easement and construction easement granted to the State of Tennessee by the Order of Possession, recorded as Instrument Number 201605250068550, in the Register's Office for Knox County, Tennessee.

3. Subject to Order of Possession by the State of Tennessee, on Relation of the commissioner, Department of Transportation, For and On Behalf of Said Department, against Unknown Heirs of Cecil King, et al, Docket Number 3-54-16, Circuit Court for Knox County, Tennessee, recorded as Instrument Number 201605250068550, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 094AG-012 **TAX SALE:** 25

TRUSTEE FILE: 432

OWNER(S) & ADDRESS(ES):

Cecil King
0 Massachusetts Avenue, Knoxville, TN 37921
1944 Massachusetts Avenue, Knoxville, TN 37921
1003 Drive D, Knoxville, TN 37920

COMMON DESCRIPTION:

0 Massachusetts Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Five of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 13 in Block 49 of Lonsdale, as shown by plat of record in Plat Cabinet A, Slide 143-A, 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.

BEING the same property conveyed to Cecil King by Quit Claim Deed dated February 9, 2000, from Annie Primm, Trustee with power to sell and convey, recorded as Instrument Number 200003140017140; by Quit Claim Deed dated May 25, 2001, from Linda Williams, recorded as Instrument Number 200105250082429; and Quit Claim Deed dated June 6, 2002, from Knox County, Tennessee, recorded as Instrument Number 200210110031339, all 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 Cecil King by Quit Claim Deed dated February 9, 2000, from Annie Primm, Trustee with power to sell and convey, recorded as Instrument Number 200003140017140; by Quit Claim Deed dated May 25, 2001, from Linda Williams, recorded as Instrument Number 200105250082429; and Quit Claim Deed dated June 6, 2002, from Knox County, Tennessee, recorded as Instrument Number 200210110031339, all in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Complaint by City of Knoxville, Codes Enforcement, Department of Development, dated September 27, 2011, recorded as Instrument Number 200109270024397, in the Register's Office for Knox County, Tennessee, resulting in Order entered on November 27, 2001, requiring that the structure located on the subject property be rehabilitated or demolished. Instrument Number 200209300027411, in the Register's Office for Knox County, Tennessee, records a subsequent Notice of Lien asserted by the City of Knoxville on September 30, 2002, in the original amount of $6,062.00.

2. Notice of Lien by the City of Knoxville on September 4, 2012, in the original amount of $6,062.00, recorded as Instrument Number 201209050014954, in the Register's Office for Knox County, Tennessee.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: It is believed Cecil King is deceased. As of the date of this title opinion, a probate estate for Cecil King was not located in Knox County, Tennessee.

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

OTHER MATTERS AFFECTING TITLE

Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Plat Cabinet A, Slide 143-A, Map Book 5, page 183, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 094AG-013 **TAX SALE:** 25

TRUSTEE FILE: 433

OWNER(S) & ADDRESS(ES):

Cecil King
0 Massachusetts Avenue, Knoxville, TN 37921
1003 Drive D, Knoxville, TN 37920

COMMON DESCRIPTION:
0 Massachusetts Avenue, Knoxville, TN 37921
LEGAL DESCRIPTION:
SITUATED in Civil District No. Five of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 14 in Block 49 of Lonsdale, as shown by plat of record in Plat Cabinet A, Slide 143-A, 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.

BEING the same property conveyed to Cecil King from Linda Williams by Quit Claim Deed dated May 25, 2001, and filed of record as Instrument Number 200105250082429, and BEING the same property conveyed to Cecil King from Knox County, Tennessee by Quit Claim Deed dated June 6, 2002, and filed of record as Instrument Number 200210110031339, both 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 Cecil King from Linda Williams by Quit Claim Deed dated May 25, 2001, and filed of record as Instrument Number 200105250082429, and BEING the same property conveyed to Cecil King from Knox County, Tennessee by Quit Claim Deed dated June 6, 2002, and filed of record as Instrument Number 200210110031339, both in the Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):
1. Notice of Lien by the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, dated December 14, 2015, and filed of record as Instrument Number 201512150035959, in the Register's Office for Knox County, Tennessee.
2. Notice of Lien by the City of Knoxville, in the original amount of $200.00, , not including penalties and interest, if applicable, dated August 8, 2016, filed of record as Instrument Number 201608090009406, in the Register's Office for Knox County, Tennessee.
3. Notice of Lien by the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, dated November 4, 2016, and filed of record as Instrument Number 201611070029743, in the Register's Office for Knox County, Tennessee.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:
It is believed Cecil King is deceased. As of the date of this title opinion, a probate estate for Cecil King was not located in Knox County, Tennessee.
NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: NONE
OTHER MATTERS AFFECTING TITLE
Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Plat Cabinet A, Slide 143-A, Map Book 5, page 183, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 094BG-012 **TAX SALE:** 25
TRUSTEE FILE: 436
OWNER(S) & ADDRESS(ES):
Saadat P. Kahn and Inam U. Kahn
1306 Beaumont Avenue, Knoxville, TN 37921
8413 Mecklenburg Couirt, Knoxville, TN 37923
COMMON DESCRIPTION:
1306 Beaumont Avenue, Knoxville, TN 37921
LEGAL DESCRIPTION:
SITUATED in the 3rd Civil District of Knox County, Tennessee, within the 21st Ward of the City of Knoxville, Tennessee, being known and designated as Lot 210 and the Western one-half of Lot 211, in Doll, Mynderse & Brownlee's Fourth Addition to Knoxville Tenn (the map of which is of record in Plat Cabinet A, Slide 117C 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 southern line of Beaumont Avenue, which iron pin is 440.0 feet, more or less, East of the intersection of the Southern line of Beaumont Avenue and the Eastern line of Reed Street, also being common corner to Lots 209 and 210; thence, with the Southern line of Beaumont Avenue, North 65 deg. 12 min. East, 60.0 feet to an iron pin; thence South 24 deg. 24 min. East, 172.12 feet to an iron pin in the northern line of an alley; thence with said line, South 68 deg. 18 min. West, 60.065 feet to an iron pin, common comer to Lots 209 and 210; thence with division line between said lots, North 24 deg. 24 min. West, 168.878 feet to an iron pin, the point of beginning, and being according to the survey of Stanley E. Hinds, Surveyor, dated August 12, 1986, Job No. 8607200.

BEING the same property conveyed to Inam U. Kahn and Saadat P. Kahn, husband and wife, by Quit Claim Deed from Saadat P. Kahn dated December 13, 2001 and of record as Instrument Number 200201080055609, in the Register's Office for Knox County, Tennessee. Specific reference is made to the Special Warranty Deed from New South Federal Savings Bank to Saadat P. Kahn dated June 6, 2001 and of record as Instrument Number 200106140088471 in the aforesaid Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Knox County Register's Office, and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

DERIVATION:
BEING the same property conveyed to Inam U. Kahn and Saadat P. Kahn, husband and wife, by Quit Claim Deed from Saadat P. Kahn dated December 13, 2001 and of record as Instrument Number 200201080055609, in the Register's Office for Knox County, Tennessee. Specific reference is made to the Special Warranty Deed from New South Federal Savings Bank to Saadat P. Kahn dated June 6, 2001 and of record as Instrument Number 200106140088471 in the aforesaid Register's Office.
INTERESTED PERSONS (ENCUMBRANCES):
1. Deed of Trust from Inam U. Kahn and Saadat P. Kahn, husband and wife, to Arnold M. Weiss, Trustee for WMC Mortgage Corporation dated December 12, 2001 in the original amount of $30,000.00, and filed of record as Instrument Number 200201080055610, in the Register's Office for Knox County, Tennessee. Note: WMC Mortgage Corporation merged into WMC Finance Co. on 12/27/2007. WMC Finance Co. was subsequently renamed to WMC Mortgage, LLC in 2008. **SERVE: Registered Agent – CSC Lawyers Incorporating Service, 2710 Gateway Oaks Drive, Suite 150N, Sacramento, CA 95833. SERVE: Trustee - Arnold M. Weiss, 208 Adams Avenue, Memphis, TN 38103.**
2. Complaint in favor of the City of Knoxville, Tennessee dated August 24, 2016, and filed of record as Instrument Number 201608240012793, in the Register's Office for Knox County, Tennessee.
3. Order in favor of the City of Knoxville, Tennessee, dated September 19, 2016, and filed of record as Instrument Number 201609190018238, in the Register's Office for Knox County, Tennessee.
4. Notice of a Lien Correction in favor of the City of Knoxville dated October 23, 2017 in the original amount of $11,246.25, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201801310045211 – said Instrument Number corrected Instrument Number 2017102450025603, both in the Register's Office for Knox County, Tennessee.
5. Notice of Lien in favor of the City of Knoxville dated July 24, 2017 in the original amount of $200.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201707250005335, in the Register's Office for Knox County, Tennessee.
6. Notice of Lien in favor of the City of Knoxville dated January 11, 2018 in the original amount of $200.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201801220043305, in the Register's Office for Knox County, Tennessee.
7. Notice of Lien in favor of the City of Knoxville dated February 8, 2018 in the original amount of $211.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201802090047284, in the Register's Office for Knox County, Tennessee.
8. Notice of Lien in favor of the City of Knoxville dated August 23, 2018 in the original amount of $167.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201808230012482, in the Register's Office for Knox County, Tennessee.
9. Notice of Lien in favor of the City of Knoxville dated October 25, 2018 in the original amount of $200.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201810260026708, in the Register's Office for Knox County, Tennessee.
10. Notice of Lien in favor of the City of Knoxville dated December 26, 2018 in the original amount of $200.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201901030040559, in the Register's Office for Knox County, Tennessee.
11. Notice of Lien in favor of the City of Knoxville dated August 9, 2019, in the original amount of $211.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201908120010482, in the Register's Office for Knox County, Tennessee.
12. Notice of Lien in favor of the City of Knoxville dated October 28, 2019, in the original amount of $222.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 2019102900029580, in the Register's Office for Knox County, Tennessee.
13. Notice of Lien in favor of the City of Knoxville dated August 10, 2021, in the original amount of $211.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 202108120012585, in the Register's Office for Knox County, Tennessee.
14. Notice of Lien in favor of the City of Knoxville dated July 19, 2024, in the original amount of $224.20, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 202407220004002, 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, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Plat Cabinet A, Slide 117-C, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,727.64
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,964.82

TAX ID: 094BG-013 **TAX SALE:** 25
TRUSTEE FILE: 437
OWNER(S) & ADDRESS(ES):
Alden G. Moore, Jr., (deceased) and Anita Joyce Moore
1300 Beaumont Avenue, Knoxville, TN 37921
4025 Valley View Road, Knoxville, TN 37917
COMMON DESCRIPTION:
1300 Beaumont Avenue, Knoxville, TN 37921
LEGAL DESCRIPTION:
SITUATED in the 8th Civil District of Knox County, Tennessee, within the 20th Ward of the City of Knoxville, Tennessee, and being more fully described in two tracts as follows:
TRACT ONE:
BEING one-half of Lot 211 in Doll, Mynderse & Brownlee's Fourth Addition to Knoxville, Tenn., as originally shown on map of record in Plat Cabinet A, Slide 117C in the Register's Office for Knox County, Tennessee.
TRACT TWO:
BEING known and designated as Lot 212 in Doll, Mynderse & Brownlee's Fourth Addition to Knoxville, Tenn., as shown on map of record in Plat Cabinet A, Slide 117C in the Register's Office for Knox County, Tennessee. Said lot fronts 40 feet on the south side of Beaumont Avenue and extends back between parallel lines to an alley, being 40 feet on said alley. The west line of said lot being approximately 162 feet in length, and the east line of said lot being 163.3 feet in length.
BEING the same property conveyed to Alden Gerald Moore, Jr. and wife, Anita Joyce Moore by Warranty Deed from William R. Rose and wife, Barbara Moore Rose, dated November 15, 1972 and recorded November 29, 1972, in Deed Book 1494, page 902 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 Alden Gerald Moore, Jr. and wife, Anita Joyce Moore by Warranty Deed from William R. Rose and wife, Barbara Moore Rose, dated November 15, 1972 and recorded November 29, 1972, in Deed Book 1494, page 902 in the Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):
1. Notice of a Lien in favor of the City of Knoxville dated July 1, 2013 in the original amount of $5,943.25, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201307030001335, in the Register's Office for Knox County, Tennessee.
2. Notice of a Lien in favor of the City of Knoxville dated January 16, 2015 in the original amount of $233.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201501200038852, in the Register's Office for Knox County, Tennessee.
3. Notice of a Lien in favor of the City of Knoxville dated August 14, 2015 in the original amount of $200.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 2011508170010711, in the Register's Office for Knox County, Tennessee.
4. Notice of a Lien in favor of the City of Knoxville dated December 3, 2015 in the original amount of $211.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201512030033800, in the Register's Office for Knox County, Tennessee.
5. Notice of a Lien in favor of the City of Knoxville dated September 15, 2017 in the original amount of $266.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201609160017832, in the Register's Office for Knox County, Tennessee.
6. Notice of a Lien in favor of the City of Knoxville dated July 25, 2017 in the original amount of $200.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201707260005960, in the Register's Office for Knox County, Tennessee.
7. Notice of a Lien in favor of the City of Knoxville dated August 23, 2018 in the original amount of $172.50, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201808230012514, in the Register's Office for Knox County, Tennessee.
8. Notice of a Lien in favor of the City of Knoxville dated October 29, 2018 in the original amount of $200.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201810300027565, in the Register's Office for Knox County, Tennessee.
9. Notice of a Lien in favor of the City of Knoxville dated December 26, 2018 in the original amount of $200.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201901030040558, in the Register's Office for Knox County, Tennessee.
10. Notice of a Lien in favor of the City of Knoxville dated August 9, 2019 in the original amount of $222.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201908120010481, in the Register's Office for Knox County, Tennessee.
11. Notice of a Lien in favor of the City of Knoxville dated October 28, 2019 in the original amount of $222.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201910290029579, in the Register's Office for Knox County, Tennessee.
12. Notice of a Lien in favor of the City of Knoxville dated August 10, 2021 in the original amount of $211.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 202108120012584, in the Register's Office for Knox County, Tennessee.
13. Notice of a Lien in favor of the City of Knoxville dated February 23, 2022 in the original amount of $211.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 202202250066152, in the Register's Office for Knox County, Tennessee.
14. Notice of a Lien in favor of the City of Knoxville dated August 18, 2023 in the original amount of $224.20, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 202308220009698, in the Register's Office for Knox County, Tennessee.
15. Notice of a Lien in favor of the City of Knoxville dated July 19, 2024 in the original amount of $224.20, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 202407220004001, in the Register's Office for Knox County, Tennessee.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:
Alden Gerald Moore, Jr. being one and the same person as Jerry Moore, died on or about October 13, 2007, leaving Anita Joyce Moore as the Surviving Tenant by the Entirety. No probate file was found in Knox County.
NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: NONE
OTHER MATTERS AFFECTING TITLE
Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat of record in Plat Cabinet A, Slide 117-C, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,311.51
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,355.46

TAX ID: 094BK-039 **TAX SALE:** 25
TRUSTEE FILE: 441
OWNER(S) & ADDRESS(ES):
Elizabeth L. Clifton (deceased) and Emily Elisabeth Clifton (deceased)
Unknown Heirs of Emily Elisabeth Clifton
1523 Beaumont Avenue, Knoxville, TN 37921
COMMON DESCRIPTION:
1523 Beaumont Avenue, Knoxville, TN 37921
LEGAL DESCRIPTION:
SITUATED in District No. 8, formerly 12, of Knox County, Tennessee, within the 20th Ward of the City of Knoxville, Tennessee, in what is known as Doll, Mynderse, & Brownlee's Fourth Addition to Knoxville, Tennesee, and particularly described as being Lot No. 135, as shown by map of said Addition in Plat Cabinet A, Slide 117-C, and recorded in the Register's Office of Knox County, Tennessee. Said property is improved with house bearing street No. 1523 Beaumont Avenue, Knoxville, Tennessee.

BEING PART OF the same property conveyed to Emily Elizabeth Clifton (Widow) and Emily Elizabeth Clifton (Single), Joint Tenants with Rights of Survivorship by Warrant Deed dated December 18, 1972, from James W. Justice, recorded in Book 1496, Page 293 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 Emily Elizabeth Clifton (Widow) and Emily Elizabeth Clifton (Single), Joint Tenants with Rights of Survivorship by Warrant Deed dated December 18, 1972, from James W. Justice, recorded in Book 1496, Page 293 in the Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):
1. Notice of a Lien in favor of the City of Knoxville dated November 28, 2018 in the original amount of $222.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201811280033201, in the Register's Office for Knox County, Tennessee.
2. Order in favor of the City of Knoxville, Tennessee dated December 7, 2018, and filed of record as Instrument Number 201812270039429, in the Register's Office for Knox County, Tennessee.
3. Complaint in favor of the City of Knoxville, Tennessee dated November 20, 2018, and filed of record as Instrument Number 201811200031568, in the Register's Office for Knox County, Tennessee.
4. Notice of a Lien in favor of the City of Knoxville dated December 27, 2018 in the original amount of $156.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201901030040443, in the Register's Office for Knox County, Tennessee.
5. Notice of a Lien in favor of the City of Knoxville dated August 1, 2019 in the original amount of $222.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 201908020008254, in the Register's Office for Knox County, Tennessee.
6. Notice of a Lien in favor of the City of Knoxville dated December 7, 2017 in the original amount of $5,950.19, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 202002200055389, in the Register's Office for Knox County, Tennessee.
7. Notice of a Lien in favor of the City of Knoxville dated January 19, 2021 in the original amount of $233.00, plus interest and fees, if applicable, in the Register's Office for Knox County, Tennessee as Instrument Number 202101200058711, in the Register's Office for Knox County, Tennessee.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:
Elizabeth L. Clifton died intestate, on or about June 26, 1986 and is Probated as Docket No. 040768, in the Chancery Court for Knox County, Tennessee, Probate Division. Estate was insolvent.

Emily Elisabeth Clifton, also known as Emily Elizabeth

Clifton died on or about May 18, 2018, unmarried and without issue per her obituary, and is not Probated in Knox County, Tennessee. It is unknown who her Heirs are.

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, setbacks, and matters shown on plat in Plat Cabinet A, Slide 117-C, in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding deceased owner and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,012.79

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $4,829.38

TAX ID: 094BL-039 **TAX SALE:** 25

TRUSTEE FILE: 442

OWNER(S) & ADDRESS(ES):

Mary Lynn Wright
1741 Beaumont Avenue, Knoxville, TN 37921
8507 Martin Mill Pike, Knoxville, TN 37920

COMMON DESCRIPTION:

1741 Beaumont Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in District No. 8th of Knox County, Tennessee, and in the 20th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot #87 in Inglewood Addition to Knoxville, Tennessee, as shown by map of record in said addition in Plat Cabinet A, Slide 189B, formerly Map Book 6, page 26, in the Register's Office for Knox County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the North line of Beaumont Avenue distant in a Westerly direction 500 feet from the point of intersection of the North line of Beaumont Avenue with the West line of Jordan Street, said point being also the Southern corner of Lot #86 in said Addition; thence, Northerly and parallel to the West line of Jordan Street, 145 feet to a point in the South line of an alley, said point being distant 500 feet Westerly from the West line of Jordan Street; thence, in a Westerly direction along the South line of the alley, 50 feet to a point, the Northeast corner of Lot #88 in said Addition; thence Southerly and parallel to the first line herein, 145 feet to a point in the North line of Beaumont Avenue; thence, in a Easterly direction with the North line of Beaumont Avenue, 50 feet to the point of beginning, as shown by survey of W.E. Lack, Civil Engineer of Knoxville, Tennessee, dated May 24, 1934; being improved with dwelling house bearing city No. 343 Beaumont Avenue.

BEING the same property conveyed to Mary Lynn Wright from Bruce Wright, by Quit Claim Deed dated July 1, 1986 and recorded in Book 1885, Page 397 and also the same property conveyed to Mary Lynn Wright from James Franklin Arrington, by Quit Claim Deed dated February 13, 1989, and recorded in Book 1973, Page 982, both 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 Lynn Wright from Bruce Wright, by Quit Claim Deed dated July 1, 1986 and recorded in Book 1885, Page 397 and also the same property conveyed to Mary Lynn Wright from James Franklin Arrington, by Quit Claim Deed dated February 13, 1989, and recorded in Book 1973, Page 982, both in the Register's Office for Knox County, Tennessee.**INTERESTED PERSONS (ENCUMBRANCES):**

1. Notice of Lien in favor of the City of Knoxville, dated August 21, 2018, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on August 21,2018 as Instrument Number 201808210011858, in the Register's Office for Knox County, Tennessee.

2. Notice of Complaint in favor of the City of Knoxville, dated September 4, 2018, and recorded on September 13, 2018 as Instrument Number 201809130017226, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville, dated October 29, 2018, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on October 30, 2018 as Instrument Number 201810300027519, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville, dated September 28, 2018, in the original amount of $10,246.58, not including penalties and interest, if applicable, and recorded on September 16, 2019 as Instrument Number 201909170019495, in the Register's Office for Knox County, Tennessee.

5. Notie of Lien in favor of the City of Knoxville, dated November 19, 2019, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on November 20, 2019 as Instrument Number 201911200035279, in the Register's Office for Knox County, Tennessee.

6. Notice of an Order in favor of the City of Knoxville, dated September 28, 2019, and recorded on October 8, 2018 as Instrument Number 201810080022748, 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, setbacks, and matters shown on plat in Plat Cabinet A, Slide 189-B, formerly Map Book 6, Page 26, in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding any deceased owner and any heirs, including but not limited to TennCare.

3. Subject to restrictions, utility and drainage easements, and setback lines per governmental zoning regulations.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,996.92

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $7,760.37

TAX ID: 094CA-001 **TAX SALE:** 25

TRUSTEE FILE: 443

OWNER(S) & ADDRESS(ES):

Ollantay Corujo
924 W. Woodland Avenue, Knoxville, TN 37921
P.O. Box 3536, Knoxville, TN 37927

COMMON DESCRIPTION:

924 W. Woodland Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Three of Knox County, Tennessee, and within the 20th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 329 in Bon-View Subdivision, as shown by map of the same of record in Plat Cabinet A, Slide 248-B, formerly Map Book 7, page 40, 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 Ollantay Coroujo, a single man, by Special Warranty Deed dated September 14, 2011, from Fannie Mae a/k/a Federal National Mortgage Association, recorded as Instrument Number 201109200015292, 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 Ollantay Coroujo, a single man, by Special Warranty Deed dated September 14, 2011, from Fannie Mae a/k/a Federal National Mortgage Association, recorded as Instrument Number 201109200015292, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien by the City of Knoxville dated November 18, 2014, in the original amount of $266.00, not including penalties and interest, if applicable, recorded as Instrument Numbers 201411260029706, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien by the City of Knoxville dated April 17, 2015, in the original amount of $315.00, not including penalties and interest, if applicable, recorded as Instrument Number 201503170049695, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien by the City of Knoxville dated April 17, 2015, in the original amount of $4,199.90, not including penalties and interest, if applicable, recorded as Instrument Number 201504210056948, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien by the City of Knoxville, dated September 30, 2015, in the original amount of $200.00, not including penalties and interest, if applicable, recorded as Instrument Number 201510010020771, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien by the City of Knoxville, dated August 11, 2017, in the original amount of $211.00, not including penalties and interest, if applicable, recorded as Instrument Number 201708140010048, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien by the City of Knoxville, dated August 21, 2018, in the original amount of $211.00, not including penalties and interest, if applicable, recorded as Instrument Number 201808220012102, in the Register's Office for Knox County, Tennessee.

7. Complaint in favor of the City of Knoxville, Neighborhood Codes Enforcement, dated March 13, 2013, and recorded as Instrument Number 201303130059835, in the Register's Office for Knox County, Tennessee.

8. Order in favor of the City of Knoxville, Neighborhood Codes Enforcement, dated April 23, 2103, recorded as Instrument Number 201304240069948, in the Register's Office for Knox County, Tennessee.

9. Notice of Lien for Fine and/or Restitution Imposed Pursuant to the Anti-Terrorism and Effective Death Penalty Act of 1996, in favor of the Department of Justice, dated March 19, 2019, in the original amount of $559.745.67, recorded as Instrument Number 201906050071792, in the Register's Office for Knox County, Tennessee. **SERVE: United States Attorney's Office, 318 S. 6th Street, Springfield, IL 62701.**

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, setbacks, and matters shown on plat in Plat Cabinet A, Slide 248-B, formerly Map Book 7, page 40, in the Register's Office for Knox County, Tennessee.

2. Subject to sewerline and waterline easements where installed, as shown by map of record aforesaid.

3. Quit Claim Deed dated March 1, 2005, from David Ward Bartram, Individually and as Executor of the Estate of James Edward Bartram, and Jeb Douglas Bartram, by and through his Attorney-in-Fact, David Ward Bartram of record in Instrument Number 20051250058811, James E. Bartram, II by and through his Attorney-in-Fact, David Ward Bartram, of record in Instrument Number 20051250058812, Jill Sherrod, fka Patreva Jalet Ward, by and through her Attorney-in-Fact, David Ward Bartram, of record in Instrument Number 20051250058813, and Leanna Lyn Bartram Aker, by and through her Attorney-in-Fact, David Ward Bartram, of record in Instrument Number 20051250058814, Sole Heirs of the Estate of James Edward Bartram, Deceased, Docket Number 60684-2, Chancery Court for Knox County, Tennessee, Probate Division, to David Ward Bartram, married, recorded as Instrument Number 200503160072779, in the Register's Office for Knox County, Tennessee, only has a notary acknowledgement for David Ward Bartram, individually. There are no notary acknowledgments for any of the other sellers. A Correction Deed is needed. Also, the Quit Claim Deed is "self-serving" as the seller conveyed to himself, individually. In addition, The Will of James Edward Bartram established a testamentary trust in his Will and other properties that he owned had David Ward Bartram conveying also as Trustee of this Trust.

4. A release was recorded as Instrument Number 200610110031916, in the Register's Office for Knox County, Tennessee, attempting to release prior owner Deed of Trust filed of record as Instrument Number 200503160072781, however, said release contained an error in the Instrument Number referenced. A corrected release should be recorded.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,305.47

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,357.92

TAX ID: 094CA-024 **TAX SALE:** 25

TRUSTEE FILE: 445

OWNER(S) & ADDRESS(ES):

Charles Pryor (deceased) and wife, Alma Sue Pryor (deceased)
Heirs of Charles Pryor: Teresa Ratledge, Lisa Ivey, Sharla McGuire, Jay Pryor (deceased)
Heirs of Jay Pryor: Keela Pryor, Jamie Pryor, Cierra Pryor
909 Bellaire Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

909 Bellaire Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Three (formerly Eight) of Knox County, Tennessee, and within the 20th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 202, in Bon-View Addition to Knoxville, Tennessee, as shown by map of record in Plat Cabinet A, Slide 248-B, formerly Map Book 7, page 140, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description. Said lot running 45-feet on the North side of Belle-Aire Avenue, and running Northerly 135 feet between parallel lines to an alley, according to the survey of G. T. Trotter, Jr., Registered Land Surveyor, dated October 1, 1979.

BEING the same property conveyed to Charles Pryor and wife, Alma Sue Pryor, by Warranty Deed dated October 10, 1979, from Robert F. Ramsey and wife, Martha C. Ramsey, recorded in Deed Book 1690, page 594, 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 Pryor and wife, Alma Sue Pryor, by Warranty Deed dated October 10, 1979, from Robert F. Ramsey and wife, Martha C. Ramsey, recorded in Deed Book 1690, page 594, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Deed of Trust dated August 11, 1998, from Charles Pryor, to Stephen C. Walling, Trustee for the benefit of First Tennessee Bank (nka First Horizon Bank), in the original amount of $5,000.00, recorded in Trust Book 3446, page 863, in the Register's Office for Knox County, Tennessee. **SERVE: Registered Agent – First Horizon Bank, Shannon M. Hernandez, 165 Madison Avenue, Memphis, TN 38103. SERVE: Trustee – Stephen Walling, 707 Market Street, Ste 1, Knoxville, TN 37902**

2. Notice of Lien by City of Knoxville, dated February 21, 2022, in the original amount of $211.00, not including penalties and interest, if applicable, recorded as Instrument Number 202202220064823, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien by City of Knoxville, dated August 18, 2023, in the original amount of $224.20, not including penalties and interest, if applicable, recorded as Instrument Number 202308220009893, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien by City of Knoxville, dated August 12, 2024, in the original amount of $224.20, not including penalties and interest, if applicable, recorded as Instrument Number 202408140008786, in the Register's Office for Knox County, Tennessee.

5. Complaint from City of Knoxville, Neighborhood Codes Enforcement, dated September 13, 2023, and recorded as Instrument Number 202309140014170, in the Register's Office for Knox County, Tennessee.

6. Order from the City of Knoxville, dated October 6, 2023, recorded as Instrument Number 202310100018768, in the Register's Office for Knox County, Tennessee.

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

Alma Sue Pryor, aka Alma Sue Coward Pryor, died on or about June 24, 1985. Per Affidavit of Survivorship dated August 11, 1998, and filed of record in Book 2296, Page 875, in the Register's Office for Knox County, Tennessee, Alma Sue Pryor and Charles Pryor were married at the time of her death, with no intervening divorce or separation. Charles Pryor, aka Charles Elbert Pryor, died on or about July 7, 2013. Per his obituary, his heirs were his children, Teresa Ratledge, Lisa Ivey, Sharla McGuire and Jay Prior. Jay Prior, aka Charles Jay Prior died on or about August 29, 2022. Per his obituary, his heirs are wife, Keela Pryor, and daughters Jamie Pryor and Cierra Pryor. Did not find any probate in Knox County, but subject to any probate concerns, if any.

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, setbacks, and matters shown on plat in Plat Cabinet A, Slide 248-B, formerly Map Book 7, page 40, in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding deceased owners and any heirs, including but not limited to TennCare.

3. A Correction Release is needed for Deed of Trust dated August 11, 1998, from Charles Pryor, unmarried, to Stephen C. Walling, Trustee for the benefit of First Tennessee Bank, in the original amount of $10,250.00, recorded in Trust Book 3446, page 867, in the Register's Office for Knox County, Tennessee. Deed of Trust RELEASE is attempted in Trust Deed Release by First Tennessee, dated May 9, 2003, and recorded as Instrument Number 200305200106100, in the Register's Office for Knox County, Tennessee; however, said release lists Book 3346, page 867, and should list Trust Book 3446, page 867.

4. Possible Judgment Lien against James E. Pryor and Jacqueline M. Pryor, in favor of The Bridal Registry, Case No. 41343H, General Sessions Court for Knox County, Tennessee, dated November 10, 2014, in the original amount of $3303.17, recorded as Instrument Number 201501150038136, in the Register's Office for Knox County, Tennessee. Additional information is needed to confirm if James E. Pryor is one in the same person as Jamie Pryor.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,040.16

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,640.21

TAX ID: 094CB-027 **TAX SALE:** 25

TRUSTEE FILE: 448

OWNER(S) & ADDRESS(ES):

Charles Surgenor and wife, Margaret P. Surgenor (both deceased)
Living Heirs per Estate of Charles Rudy Surgenor (2009): William "Bill" Surgenor;
Josephine Welch a/k/a Ella Josephine Welch (deceased); Billie Jean (no last name listed)
a/k/a Billie Jean McKaig; and Sue Nicely a/k/a Susie Nicely.
Deceased Heirs per Estate of Charles Rudy Surgenor (2009): Kenneth Surgenor;
Manuel Surgenor; and Betty Welch a/k/a Martha Elizabeth Welch
Unknown heirs of Ella Josephine Welch, Kenneth Surgenor, Manuel Surgenor
and Betty Welch a/k/a Martha Elizabeth Welch
800 Belleaire Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

800 Belleaire Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Eight (8) of Knox County, Tennessee, within the 20th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot Number 166, in Bon View Addition to Knoxville, Tennessee, as shown by map of record in Plat Cabinet A, Slide 248B (formerly Map Book 7, page 140), 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 the Southwest corner of Belle Aire Avenue and Elm Street; thence, Westward along the South side of Belle Aire Avenue 35 feet to Lot 165; thence, Southward on the dividing line between Lots 165 and 166, 135 feet to a 10-foot alley; thence, Eastward along the North side of said alley, 35 feet to Elm Street; thence, Northward along the West side of Elm Street, 135 feet to Belle Aire Avenue, the place of BEGINNING.

BEING the same property conveyed to Charles Surgenor and wife, Margaret P. Surgenor, from William C. Rice, Executor of the Estate of Amanda Rice Blevins, deceased, by Warranty Deed dated April 3, 1974, and recorded on September 23, 1974 in Warranty Deed Book 1540, page 341, 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 Surgenor and wife, Margaret P. Surgenor, from William C. Rice, Executor of the Estate of Amanda Rice Blevins, deceased, by Warranty Deed dated April 3, 1974, and recorded on September 23, 1974 in Warranty Deed Book 1540, page 341, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Complaint in favor of the City of Knoxville, recorded on September 10, 2019 as Instrument Number 201909100017632; and Order recorded October 4, 2019 as Instrument Number 201910040023922, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on January 3, 2019 as Instrument Number 201901030040478, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville, in the original amount of $5,062.93, not including penalties and interest, if applicable, and recorded on January 21, 2021 as Instrument Number 202101210059090, in the Register's Office for Knox County, Tennessee.

NOTATION OF ANY WILL OR PROBATE PROCEEDING

WITH RESPECT TO THE LAST RECORD TITLE HOLDER:

Margaret P. Surgenor died on or about May 15, 2001, being married to Charles Surgenor, being one in the same person as Charles Rudy Surgenor, at the time of her death, with there being no intervening divorce or separation between them. Charles Rudy Surgenor died intestate on or about October 24, 2009, being an unmarried widower at the time of his death. According to the Estate of Charles Rudy Surgenor, probated in Docket #P-09-69350-1, in the Chancery Court for Knox County, Tennessee, Probate Division, he was survived by his siblings: Bill Surgenor (Personal Representative); Josephine Welch; Billy Jean (no last name listed); and Sue Nicely; and was predeceased by siblings: Kenneth Surgenor, Manual Surgenor and Betty Welch.

According to the obituary for Charles Rudy Surgenor, he was survived by children: daughter, Pat Meadows, son, Ricky Hensley (deceased); and daughter, Cathy Branum. It appears the children may be step children, per the obituary for Ricky Hensley, which lists Charles Rudy Surgenor as his step-father.

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, setbacks, and matters shown on Plat Cabinet A, Slide 248B (formerly Map Book 7, page 140), the Register's Office for Knox County, Tennessee.

2. Subject to setback lines as follows: 15-foot from the street line of the street upon which they face, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,510.56

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $5,345.32

TAX ID: 094CC-020 **TAX SALE:** 25

TRUSTEE FILE: 449

OWNER(S) & ADDRESS(ES):

Deon Le'Mont Kyle and Troy Kyle Sr.
830 W. Anderson Avenue, Knoxville, TN 37921
4221 Abercorn Road, Knoxville, TN 37921

COMMON DESCRIPTION:

830 W. Anderson Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Three (3) of Knox County, Tennessee, within the 20th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 39, in the Bon View Addition to Knoxville, Tennessee, as shown by map of record in Plat Cabinet A, Slide 248B (formerly Map Book 7, page 140), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; and fronting 60 feet on the South side of Anderson Avenue and running back between parallel lines along the East line of Beaumont Avenue, 120 feet, more or less.

BEING the same property conveyed to Deon Le'Mont Kyle, unmarried, or Troy Kyle, Sr., married, as Joint Tenants in Common with Rights of Survivorship, from Troy Kyle, Sr., married, by Quit Claim Deed dated June 19, 2019, and recorded on June 19, 2019 as Instrument Number 201906190075484, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed to Troy Kyle, Sr., dated November 17, 2009, and recorded on November 18, 2009 as Instrument Number 200911180034848, 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 Deon Le'Mont Kyle, unmarried, or Troy Kyle, Sr., married, as Joint Tenants in Common with Rights of Survivorship, from Troy Kyle, Sr., married, by Quit Claim Deed dated June 19, 2019, and recorded on June 19, 2019 as Instrument Number 201906190075484, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed to Troy Kyle, Sr., dated November 17, 2009, and recorded on November 18, 2009 as Instrument Number 200911180034848, 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 restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on Plat Cabinet A, Slide 248B (formerly Map Book 7, page 140), the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $540.86

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,680.40

TAX ID: 094CQ-011 **TAX SALE:** 25

TRUSTEE FILE: 452

OWNER(S) & ADDRESS(ES):

Mary Katherine Irene Williams (deceased)
Heirs: Children, Mary Jean Lotito and Alva Wayne Williams
2026 Boyd Street, Knoxville, TN 37921
4332 Ventura Drive, Knoxville, TN 37938 (Mary Jean Lotito)
425 Third Street, Seymour, TN 37865 (Alva W. Williams)

COMMON DESCRIPTION:

2026 Boyd Street, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Eight (8) of Knox County, Tennessee, within the 20th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 25, in Brookside Mills Subdivision Number 2, to the City of Knoxville, Tennessee, as shown by map of record in Plat Cabinet B, Slide 19-D (formerly Map Book 13, page 38), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; said lot lying and being situated in a Northwestern corner of Baxter Avenue and Boyd Street, and having a frontage of 91.17 feet on the Southwestern side of Boyd Street and running back in a Southwesterly direction 142.50 feet on the Northwestern line and 145.17 feet on the Southeastern line along Baxter Avenue and being 63.58 feet in the rear.

BEING the same property conveyed to Mary Katherine Irene Williams, from Alva Williams, by Warranty Deed dated August 26, 1954, and recorded on December 10, 1954 in Warranty Deed Book 965, page 379, 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 Katherine Irene Williams, from Alva Williams, by Warranty Deed dated August 26, 1954, and recorded on December 10, 1954 in Warranty Deed Book 965, page 379, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Complaint in favor of the City of Knoxville, dated January 2, 2002, and recorded on January 2, 2002 as Instrument Number 00201020053604; and Order recorded on February 28, 2002 as Instrument Number 200202280071262, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, and recorded on January 20, 2015 as Instrument Number 201501200038867, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, and recorded on October 19, 2015 as Instrument Number 201510190024602, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville, in the original amount of $233.00, not including penalties and interest, if applicable, and recorded on December 3, 2015 as Instrument Number 201512030033861, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on October 17, 2016 as Instrument Number 201610170025095, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on December 21, 2016 as Instrument Number 201612210039598, in the Register's Office for Knox County, Tennessee.

7. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on July 26, 2017 as Instrument Number 201707260005985, in the Register's Office for Knox County, Tennessee.

8. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on October 26, 2017 as Instrument Number 201710260026184, in the Register's Office for Knox County, Tennessee.

9. Notice of Lien in favor of the City of Knoxville, in the original amount of $167.00, not including penalties and interest, if applicable, and recorded on August 23, 2018 as Instrument Number 201808230012484, in the Register's Office for Knox County, Tennessee.

10. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on October 26, 2018 as Instrument Number 201810260026748, in the Register's Office for Knox County, Tennessee.

11. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on December 13, 2018 as Instrument Number 201812130036583, in the Register's Office for Knox County, Tennessee.

12. Notice of Lien in favor of the City of Knoxville, in the original amount of $233.00, not including penalties and interest, if applicable, and recorded on July 10, 2019 as Instrument Number 201907100002476, in the Register's Office for Knox County, Tennessee.

13. Notice of Lien in favor of the City of Knoxville, in the original amount of $282.50, not including penalties and interest, if applicable, and recorded on November 20, 2019 as Instrument Number 201911200035280, in the Register's Office for Knox County, Tennessee.

14. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on October 5, 2021 as Instrument Number 202110050028106, in the Register's Office for Knox County, Tennessee.

15. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on November 10, 2022 as Instrument Number 202211100028416, in the Register's Office for Knox County, Tennessee.

16. Notice of Lien in favor of the City of Knoxville, in the original amount of $224.20, not including penalties and interest, if applicable, and recorded on August 22, 2023 as Instrument Number 202308220009710, in the Register's Office for Knox County, Tennessee.

17. Notice of Lien in favor of the City of Knoxville, in the original amount of $224.20, not including penalties and interest, if applicable, and recorded on July 22, 2024 as Instrument Number 202407220004016, in the Register's Office for Knox County, Tennessee.

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

Mary Katherine Irene Williams, being one in the same person as Irene Daniels Williams died on or about June 12, 2003, being survived by 2 children: Mary Jean Lotito and Alva Wayne Williams. The Estate of Mary Katherine Williams was attempted to be probated in Docket #:P-03-619521 and Docket #: P-06-648073, in the Chancery Court for Knox County, Tennessee, Probate Division, however, neither were administered due to missing Death Certificate, and therefore, both cases dismissed. Per her obituary, she died being known as Irene Daniels Williams, and the obituary matches the heirs information listed in the archived probate files.

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, setbacks, and matters shown on Plat Cabinet B, Slide 19-D (formerly Map Book 13, page 38), the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns including but not limited to TennCare for deceased owner and any possible heirs.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,593.45

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,351.06

TAX ID: 094CR-016 **TAX SALE:** 25

TRUSTEE FILE: 453

OWNER(S) & ADDRESS(ES):

John S. Turner and wife, Irene W. Turner (both deceased)
Heirs: John Turner, Jr.; Joyce C. Turner McGinley; Millie D. Turner Cheatham; Gail
Francine Turner Smith (deceased); and Ralph Edward Turner (deceased)
Heirs of Gail Francine Turner Smith: Leroy Smith, Jr., Joseph H. Smith, Rebecca Burgess and Jason Smith
Heirs of Ralph Edward Turner
1107 W. Baxter Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

1107 W. Baxter Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District Number Three (3) (formerly 8) of Knox County, Tennessee, and within the 20th Ward of the City of Knoxville, Tennessee, and being PART of Lots 26 and 27, in Bon View Addition, as shown by map of record in Plat Cabinet A, Slide 248B (formerly Map Book 7, page 140), 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 as follows:

BEGINNING at the point of intersection of the Northwest line of West Baxter Avenue, and the Northeast line of the first alley West of McSpadden Street; said BEGINNING point being the Southwest corner of Lot 26; thence, in a Northwesterly direction with the line of said alley, 85 feet; thence, in a Northeasterly direction on a line parallel with the Northwest line of West Baxter Avenue, 60 feet to a point; thence, in a Southeasterly direction 85 feet to a point at the Northwest line of West Baxter Avenue; thence, with said line in a Southwesterly direction, 60 feet to the place of BEGINNING, according to the survey of W. E. Lack, Engineer, Knoxville, TN, dated November 26, 1951.

BEING the same property conveyed to John S. Turner and wife, Irene W. Turner, from L. T. Dalton and wife, Lela P. Dalton, by Warranty Deed dated November 28, 1951, and recorded on November 30, 1951 in Warranty Deed Book 878, page 169, 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 John S. Turner and wife, Irene W. Turner, from L. T. Dalton and wife, Lela P. Dalton, by Warranty Deed dated November 28, 1951, and recorded on November 30, 1951 in Warranty Deed Book 878, page 169, 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:

John S. Turner died intestate on or about December 4, 1974, and his estate was probated in Docket #P-75-028138, in the Chancery Court for Knox County, Tennessee, Probate Division, naming Irene Turner as his Personal Representative.

Irene W. Turner being one in the same person as Dora Irene Whitaker Turner died on or about May 3, 1986 and was not found probated in Knox County. Per her obituary, she was survived by children: John S. Turner Jr., Joyce C. Turner McGinley, Millie D. Turner Cheatham, Gail Turner Smith and Ralph Turner.

Ralph Turner, being one in the same person as Ralph Edward Turner, died on or about June 23, 2014, no probate file found in Knox County. Per obituary, survived by his siblings – no spouse or children listed. Gail Turner Smith, being one in the same person as Gail Francine Turner Smith, died on or about January 30, 2016, being survived by sons: Leroy Smith, Jr., Joseph H. Smith, Jason Smith; and daughter, Rebecca Burgess. No probate file found in Knox County.

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, setbacks, and matters shown on plat in Plat Cabinet A, Slide 248B (formerly Map Book 7, page 140), in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding possible deceased owners and any heirs, including but not limited to TennCare.

3. Subject to setback lines as follows: 15 feet from street line of the street upon which they face, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,504.01

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,833.81

TAX ID: 094FQ-035 **TAX SALE:** 25

TRUSTEE FILE: 461

OWNER(S) & ADDRESS(ES):

Howard Lattimore and wife, Katreen Lattimore (both deceased)
Heirs of Katreen Lattimore: Howard Lattimore, Jr. (deceased) & Bernice L. Johnson (deceased); Heirs of Howard Lattimore, Jr.:
JoAnn Lattimore (deceased), Gregory Springfield, and Tangela Foster; Unknown Heirs of Bernice L. Johnson
1521 Boyd Street, Knoxville, TN 37921

COMMON DESCRIPTION:

1521 Boyd Street, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in the 4th (formerly 1st) Civil District of Knox County, Tennessee, within the 9th Ward of the City of Knoxville, Tennessee, being known as the Northwestern one-half of Lot 47, in Middleton and Westerford's Addition to Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a stake in the Northeast line of Boyd Street, distant 50 feet Southeastwardly from the Northeast corner of University Avenue and Boyd Street; thence Northeastwardly and at right angles to Boyd Street, 140 feet to an alley; thence Southeastwardly along the Southwest side of said alley, 25 feet to a stake; thence Southeastwardly and parallel with first line herein, 140 feet to the Northeast line of Boyd Street; thence in a Northwestwardly direction with the Northeast line of Boyd Street, 25 feet to the point of beginning.

BEING the same property conveyed to Howard Lattimore and wife, Katreen Lattimore by Warranty Deed dated November 3, 1975, from Louise S. Morman, widow, recorded in Book 1566, Page 663, 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 Howard Lattimore and wife, Katreen Lattimore by Warranty Deed dated November 3, 1975, from Louise S. Morman, widow, recorded in Book 1566, Page 663, 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:

Howard Lattimore, being one and the same person as Howard Lattimore, Sr. passed away Intestate on July 22, 2001. He is not Probated in Knox County, Tennessee.

Katreen Lattimore passed away July 15, 2016. She is not Probated in Knox County, Tennessee.

They had two children, Bernice L. Johnson and Howard Lattimore, Jr., who have both now passed away. Bernice Lattimore Johnson, being one and the same person as Bernice L. Johnson passed away November 27, 2020. It is uncertain if she is Probated in Knox County, Tennessee and it is unknown who her Heirs are. Howard Lattimore, Jr. passed away August 11, 2015. It is uncertain if he is Probated in Knox County, Tennessee, and per his Obituary he is survived by his wife, JoAnn Lattimore and children, Gregoy Springfield and Tangela Foster. JoAnn Lattimore has since passed away, having died on November 4, 2017, and it is uncertain if she is Probated in Knox County, Tennessee. Per her obituary, JoAnn Lattimore is survived by her daughter, Tangela Foster.

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, setbacks, and matters show, if any, the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding deceased owner and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,446.15

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,786.24

TAX ID: 094FR-005 **TAX SALE:** 25

TRUSTEE FILE: 462

OWNER(S) & ADDRESS(ES):

Oswald Bowles and wife, Juanita H. Bowles (Both Deceased)
Unknown Heirs of Juanita H. Bowles
1646 Boyd Street, Knoxville, TN 37921
1005 James Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

1646 Boyd Street, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in District No. Four of Knox County, Tennessee and within the 9th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at the South of Boyd Street and Moses Street and running Westerly with Moses Street 85 feet, more or less, to a lot formerly owned by Mulligan; thence, in a Southerly direction parallel with Boyd Street, 25 feet, more or less, to a stake; thence, Easterly parallel with Moses Street, 85 feet to Boyd Street; thence, Westerly with Boyd Street, 25 feet, more or less, to the BEGINNING.

BEING the same property conveyed to Oswald Bowles and wife, Juanita H. Bowles from Clarence Brown by Warranty Deed dated August 21, 1958, and filed of record in Book 1085, Page 591, 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 Oswald Bowles and wife, Juanita H. Bowles from Clarence Brown by Warranty Deed dated August 21, 1958, and filed of record in Book 1085, Page 591, 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: Oswald Bowles passed away November 1, 1983 and is not Probated in Knox County, Tennessee. Juanita H. Bowles passed away September 21, 2001 and is not Probated in Knox County, Tennessee. Unable to determine heirs at law.

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, setbacks, and matters shown on plat of record in Plat Cabinet A, Slide 140B, in the Register's Office for Knox County, Tennessee.
2. Subject to any probate concerns including but not limited to TennCare for all deceased parties.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,015.72

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,948.98

TAX ID: 094GA-045 **TAX SALE:** 25

TRUSTEE FILE: 465

OWNER(S) & ADDRESS(ES):

Connie M. Russell

1907 Mississippi Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

1907 Mississippi Avenue, Knoxville, TN 37921

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 Lot 42, Inglewood Addition, as shown on the map of the same of record in Plat Cabinet A, Slide 189B, (formerly Map Book 6, page 26), 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 Mississippi Avenue corner to Lot 41, said point being distant 600 feet Westerly from Jordon Street as measured along the North line of Mississippi Avenue; thence from said beginning point with the line of Mississippi Avenue, South 79 deg. 45 min. West, 50 feet to an iron pin corner to Lot 43; thence with the line of Lot 43, North 10 deg. 15 min. West, 145 feet to an iron pin in the South line of an alley; thence with the line of said alley, North 79 deg. 45 min. East, 50 feet to an iron pin corner to Lot 41; thence with the line of Lot 41, South 10 deg. 15 min. East, 145 feet to the place of beginning; according to the survey of G. T. Trotter, Jr., Surveyor, dated 18 June 1980.

BEING the same property conveyed to Connie M. Russell, Single by Warranty Deed dated July 15, 1980, from John A. Tipton and Wife, Mildred Tipton, recorded in Book 1711, Page 059, 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 Connie M. Russell, Single by Warranty Deed dated July 15, 1980, from John A. Tipton and Wife, Mildred Tipton, recorded in Book 1711, Page 059, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville, dated February 23, 2022, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on February 25, 2022 as Instrument Number 20202250066141, in the Register's Office for Knox County, Tennessee.
2. Notice of Lien in favor of the City of Knoxville, dated August 27, 2019, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on August 29, 2019 as Instrument Number 201908290014935, in the Register's Office for Knox County, Tennessee.
3. Notice of Lien in favor of the City of Knoxville, dated February 18, 2022, in the original amount of $266.00, not including penalties and interest, if applicable, and recorded on February 25,2022 as Instrument Number 202202250066373, in the Register's Office for Knox County, Tennessee.
4. Notice of Lien in favor of the City of Knoxville, dated October 11, 2021, in the original amount of $24.00, not including penalties and interest, if applicable, and recorded on October 14,2021 as Instrument Number 202110140031113, in the Register's Office for Knox County, Tennessee.
5. Notice of Lien in favor of the City of Knoxville, dated January 19, 2021, in the original amount of $266.00, not including penalties and interest, if applicable, and recorded on January 20, 2021 as Instrument Number 202101200058616, in the Register's Office for Knox County, Tennessee.
6. Notice of Lien in favor of the City of Knoxville, dated November 18, 2019, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on November 14, 2019 as Instrument Number 201911140033662, in the Register's Office for Knox County, Tennessee.
7. Notice of Lien in favor of the City of Knoxville, dated December 11, 2018, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on December 13, 2018 as Instrument Number 201812130036600, in the Register's Office for Knox County, Tennessee.
8. Notice of Lien in favor of the City of Knoxville, dated July 18, 2017 in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on July 19, 2017 as Instrument Number 201707190004036, in the Register's Office for Knox County, Tennessee.
9. Notice of Lien in favor of the City of Knoxville, dated January 17, 2017, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on January 18, 2017 as Instrument Number 201701180044749, in the Register's Office for Knox County, Tennessee.
10. Notice of Lien in favor of the City of Knoxville, dated Aprill 11, 2024, in the original amount of $224.20, not including penalties and interest, if applicable, and recorded on April 15, 2024 as Instrument Number 202404150050731, in the Register's Office for Knox County, Tennessee.
11. Notice of Lien in favor of the City of Knoxville, dated August 18, 2023, in the original amount of $224.20, not including penalties and interest, if applicable, and recorded on August 22, 2023 as Instrument Number 202308220009957, in the Register's Office for Knox County, Tennessee.
12. Notice of Lien in favor of the City of Knoxville, dated November 9, 2022, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on November 14, 2022 as Instrument Number 202211140028847, in the Register's Office for Knox County, Tennessee.
13. Notice of Lien in favor of the City of Knoxville, dated February 23, 2015, in the original amount of $266.00, not including penalties and interest, if applicable, and recorded on February 25, 2015 as Instrument Number 201502250045415, in the Register's Office for Knox County, Tennessee.
14. Notice of Lien in favor of the City of Knoxville, dated August 5, 2014, in the original amount of $266.00, not including penalties and interest, if applicable, and recorded on August 7, 2014 as Instrument Number 201408070008232, in the Register's Office for Knox County, Tennessee.
15. Notice of Lien in favor of the City of Knoxville, dated December 13, 2017, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on December 14, 2017 as Instrument Number 201712140036645, in the Register's Office for Knox County, Tennessee.
16. Notice of Lien in favor of the City of Knoxville, dated November 6, 2018, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on November 7, 2018 as Instrument Number 201811070029383 and 201811070029384, both in the Register's Office for Knox County, Tennessee.
17. Notice of Lien in favor of the City of Knoxville, dated August 23, 2018, in the original amount of $167.00, not including penalties and interest, if applicable, and recorded on August 23, 2018 as Instrument Number 201808230012496, in the Register's Office for Knox County, Tennessee.
18. Notice of Lien in favor of the City of Knoxville, dated October 23, 2014, in the original amount of $266.00, not including penalties and interest, if applicable, and recorded on October 24,2014 as Instrument Number 201410240022995, in the Register's Office for Knox County, Tennessee.
19. Notice of Lien in favor of the City of Knoxville, dated December 11, 2018, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on December 13, 2018 as Instrument Number 201812130036600, in the Register's Office for Knox County, Tennessee.
20. Notice of Lien in favor of the City of Knoxville, dated September 11, 2015, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on September 14, 2015 as Instrument Number 201509140016781, 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, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat of record in Plat Cabinet A, Slide 189B, (formerly Map Book 6, page 26), in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,815.27

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,070.67

TAX ID: 094GC-018 **TAX SALE:** 25

TRUSTEE FILE: 467

OWNER(S) & ADDRESS(ES):

Ruth Ramsey (Deceased)

Unknown Heirs of Ruth Ramsey

1421 W. Baxter Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

1421 W. Baxter Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Eight of Knox County, Tennessee, and within the 20th Ward of the City of Knoxville, Tennessee, and being all of Lot No. 59 in Doll, Mynders and Brownlee's Second Addition to Knoxville, Tennessee with a four room house thereon, said lot fronting 40 feet on the North side of Baxter Avenue and running back between parallel lines 150 feet to an alley, as shown by map of same of record in Plat Cabinet A, slide 108-B, formerly Map Book 4, page 53, 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 Ruth Ramsey, by Warranty Deed dated March 30, 1989, from Kathy Sue Pack, single, and Michael Louis Ramsey, Sr., single, recorded in Deed Book 1973, page 567, 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 Ruth Ramsey, by Warranty Deed dated March 30, 1989, from Kathy Sue Pack, single, and Michael Louis Ramsey, Sr., single, recorded in Deed Book 1973, page 567, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien by the City of Knoxville, in the original amount of $224.20, not including penalties and interest, if applicable, dated August 7, 2024, and recorded as Instrument Number 202408190009866, in the Register's Office for Knox County, Tennessee.
2. Notice of Lien by the City of Knoxville, in the original amount of $224.20, not including penalties and interest, if applicable, dated August 18, 2023, and recorded as Instrument Number 202308220009891, in the Register's Office for Knox County, Tennessee.
3. Order of Codes Violation issued by the City of Knoxville, dated February 24, 2023, stating the property is to be boarded or secured and that the costs for boarding or securing the structure shall be a lien against the real property, recorded as Instrument Number 202303160050184, in the Register's Office for Knox County, Tennessee.
4. Notice of Lien by the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, dated January 31, 2023, and recorded as Instrument Number 202302010042890, in the Register's Office for Knox County, Tennessee.
5. Notice of Lien by the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, dated January 31, 2023, and recorded as Instrument Number 202302010042889, in the Register's Office for Knox County, Tennessee.

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

Ruth Ramsey is believed to be deceased. City of Knoxville Complaint filed of record as Instrument Number 202411220028046, in the Register's Office for Knox County, Tennessee, states Ruth Ramsey a/k/a Annie Ruth Ramsey a/k/a Ruth Lukavec a/k/a Annie Ruth Lukavec is deceased. No obituary found for Ruth Ramsey a/k/a Annie Ruth Ramsey a/k/a Ruth Lukavec a/k/a Annie Ruth Lukavec. No probate record found in Knox County, Tennessee. Unable to determine the heirs of Ruth Ramsey a/k/a Annie Ruth Ramsey a/k/a Ruth Lukavec a/k/a Annie Ruth Lukavec without further information.

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, setbacks, and matters shown on plat in Plat Cabinet A, Slide 108-B, Map Book 4, page 53, in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns regarding deceased owners and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,977.21

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,658.81

TAX ID: 094GE-002 **TAX SALE:** 25

TRUSTEE FILE: 468

OWNER(S) & ADDRESS(ES):

James Lewis King

1824 Wilkins Street, Knoxville, TN 37921

2022 E. 61st Terrace, Kansas City, MO 64130

COMMON DESCRIPTION:

1824 Wilkins Street, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Five (formerly Eight) of Knox County, Tennessee, and within the 21st Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

BEING the Eastern 38 feet of Lot No. 98 and all of Lot Nos. 99, 100, 101, and 102, in Martin Shea's Addition to Knoxville, according to map of said addition recorded in Plat Cabinet A, Slide 58-D, formerly Map Book 3, page 18, in the Register's Office for Knox County, Tennessee, and said lots fronting 188 feet on Wilkins Street (formerly known as Emas Street), and running back through and including the alley, said alley being in the rear of said lots and being 15 feet wide, being a portion of that property willed to Tim Shea, the husband of the said E. M. A. Shea, as Trustee of the said E.M.A. Shea, which will was construed by the Supreme Court of the State of Tennessee, in the cause of Floyd Marshall, et al, vs. E.M.A. Shea, et al, being Rule Docket Number 21,255, in the Chancery Court Docket of Knox County, Tennessee.

BEING the same property conveyed to James Lewis King, by Clerk and Master's Deed dated December 16, 2002, recorded as Instrument Number 200212160052874, 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 Lewis King, by Clerk and Master's Deed dated December 16, 2002, recorded as Instrument Number 200212160052874, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Order of Structure Violation dated September 6, 2013, giving the City the right to enter upon the premises to demolish the structure, clean the lot, and remove all debris, and the amount of said costs shall be a lien against the real property at 1824 Wilkins Street, Knoxville, Tennessee, recorded as Instrument Number 201309060016591, in the Register's Office for Knox County, Tennessee.
2. Notice of Lien by the City of Knoxville, dated April 6, 2017, in the original amount of $4,389.50, not including penalties and interest, if applicable, recorded as Instrument Number 201704070061360, in the Register's Office for Knox County, Tennessee.
3. Order Extending Judgment for an Additional Ten Years, in favor of Cavalry SPV I, LLC, as Assignee of Beneficial Tennessee, Inc., against James L. King, aka James Lewis King, entered July 15, 2019, recorded as Instrument Number 201910020023246, in the Register's Office for Knox County, Tennessee. **SERVE: Registered Agent – CT Corporation System, 300 Montvue Road, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown in Plat Cabinet A, Slide 58-D, formerly Map Book 3, page 18, in the Register's Office for Knox County, Tennessee.
2. Subject property was obtained via a tax sale in 2002. Subject to any issues or rights of redemption in said tax sale, if any.
3. A survey is needed due to age of legal description and lack of metes and bounds.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $176.80

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,801.13

TAX ID: 094GH-007 **TAX SALE:** 25

TRUSTEE FILE: 469

OWNER(S) & ADDRESS(ES):

State of Tennessee and the hirs of law of Boyzie M. Turner; heirs at law are believed to be Rosemond Turner, Sandra Hall, Patricia Bussell, and Boyzie Turner, Jr., who passed away on or about March 8, 2021, and is survived by his wife, Sara Turner, and daughters Angie Day and Myesha Turner

0 Western Avenue, Knoxville, TN 37921

1924 Leslie Street, Knoxville, TN 37921

COMMON DESCRIPTION:

0 Western Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Five of Knox County, Tennessee, and within the 9th Ward of the City of Knoxville, and being more particularly described as follows:

BEGINNING at a point on the existing South right-of-way line of State Route #62 at the point of intersection with the common property line between Vicki Hindman and grantors here, said point being 36.13 feet right of centerline station 144+53.24; thence with the said property line, South 20 deg. 24 min. 14 sec. West, 5.87 feet to a point on the South proposed uncontrolled right-of-way line of State Route #62, said point being 42.00 feet right of centerline station 144+53.27; thence with the said South proposed uncontrolled right-of-way line, South 70 deg. 33 min. 57 sec. East, 50.17 feet to a point on the common property line between Virginia Wilson and the grantors herein, said point being 40.93 feet right of centerline station 145+03.43; thence with the said property line, North 19 deg. 57 min. 10 sec. East, 4.76 feet to a point on the existing South right-of-way line of State Route #62, said point being 36.17 feet right of centerline station 145+03.37; thence with the said existing South right-of-way line, North 69 deg. 1 min. 50 sec. West, 50.13 feet to the point of BEGINNING.

Containing 266 square feet, more or less.

SLOPE EASEMENT

BEING A PARCEL OF LAND LYING OUTISDE AND ADJACENT TO THE South proposed uncontrolled right-of-way line of State Route #62 and extending from a point located 42.00 feet right of centerline station 144+53.27 to a point located 40.93 feet right of centerline station 145+03.43, and varying in width from 2 to f4 feet, more or less.

Containing 140 square feet, more or less.

By this instrument the grantors hereby convey and easement for construction of slopes outside the proposed right-of-way line. The land on which the slopes are to be constructed remains the property of the grantors. This easement shall terminate upon completion of construction of the project.

CONSTRUCTION EASEMENT

Being a parcel of land lying outside and adjacent to the proposed slope easement and extending from the common property line between Vicki Hindman and the grantors herein to the common property line between Virginia Wilson and the grantors herein, and being 10-feet in width.

Containing 502 square feet, more or less.

By this instrument the grantors hereby convey an

easement for the construction of a work area and erosion controls outside of the proposed right-of-way line. The title to the above-described land remains vested in the grantor and is to be used by the State of Tennessee, its contractors or its assigns for a period of 3 years from and after the commencement of construction.

BEING the same property conveyed to the State of Tennessee, on Relation of the Commissioner, Department of Transportation, for and on Behalf of said Department, by Order of Possession recorded as Instrument Number 20140530067658, 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 the State of Tennessee, on Relation of the Commissioner, Department of Transportation, for and on Behalf of said Department, by Order of Possession recorded as Instrument Number 20140530067658, in the Register's Office for Knox County, Tennessee.

ALSO BEING the same property conveyed to Boyzie Turner by Warranty Deed dated August 10, 1993, from Fred R. Thornton, Jr. and Mary Ruth Boynton, Devisees under the Last Will and Testament of Fred R. Thornton and Elsie Y. Thornton, recorded in Deed Book 2117, page 549, in the Register's Office for Knox County, Tennessee. Boyzi Turner is deceased, having passed away on or about September 24, 2009, to which his Heirs and Law are believed to be Rosemond Turner, Sandra Hall, Patricia Bussell, and Boyzie Turner, Jr., who passed away on or about march 8, 2021, and is survived by his wife, Sara Turner, and daughters, Angie Day and Myesha Turner.

INTERESTED PERSONS (ENCUMBRANCES):

Verification if one and same concerning judgment lien against Rosemond Turner, 7801 Cedar Crest, Knoxville, TN 37938, by University of Tennessee Medical Center, Docket Number 13410H, General Sessions Court, Knox County, Tennessee, in the original amount of $5,888.22, recorded as Instrument Number 201310140024463, in the Register's Office for Knox County, Tennessee.

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

Boyze Turner died 09/24/2009; his heirs appear to be Patricia Bussell, Sandra Hall, Roseman Turner (Judgment Lien in Instrument Number 201310140024463), and Boyzie Turner, Jr., who died 03/08/2021, and his widow is Sara Turner and children, Angie Day and Tyesha Turner.

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, setbacks, and matters shown on plat in Plat Cabinet A, Slide 120-D, formerly Map Book 4, page 102, in the Register's Office for Knox County, Tennessee.
2. The language in the Order of Possession in Instrument Number 201405300067658, in the Register's Office for Knox County, Tennessee, is from condemnation; however, it does not specifically divest title from the heirs of Boyze Turner. A Quit Claim Deed is needed from his heirs at law or a revised Order.
3. Subject to Easements to the City of Knoxville KUB recorded as Instrument Number 201707210004824, in the Register's Office for Knox County, Tennessee.
4. Subject to Slope Easement recorded as Instrument Number 201405300067658, in the Register's Office for Knox County, Tennessee.
5. Subject to Construction Easement recorded as Instrument Number 201405300067658, in the Register's Office for Knox County, Tennessee.
6. Abstract and Notice of Lien Lis Pendens, by the City of Knoxville, Tennessee, and Knox County, Tennessee, recorded as Instrument Numbers 202205180087617, 202110140031023, and 201904300063731, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,953.23

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $5,669.50

TAX ID: 094HD-009 **TAX SALE:** 25

TRUSTEE FILE: 473

OWNER(S) & ADDRESS(ES):

Total Contracting Services
2040 Sterchi Street, Knoxville, TN 37921
P.O. Box 20697, Knoxville, TN 37940
1714 W. Emory Road, Powell, TN 37849
4011 Chapman Highway, Suite C, Knoxville, TN 37920

COMMON DESCRIPTION:

2040 Sterchi Street, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Five of Knox County, Tennessee, and within the 19th Ward of the City of Knoxville, Tennessee, and being known and designated as the Northern 50 feet of Lot 26, Ragsdale's Second Addition to the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin at the Northwest corner of Lot 26 in Ragsdale's Second Addition to Knoxville, Tennessee, and Clinton Pike; thence in an Easterly direction with the Northern line of Lot 26 and the Southern line of Lonsdale Land Company Tract, 60 feet, more or less, to the right-of-way of the Southern Railway Company; thence in a Southerly direction with the right-of-way, 50 feet to a stake; thence in a Westerly direction and parallel with said first line, 60 feet, more or less, to a stake in the East line of the Clinton Pike; thence in a Northerly direction with the East line of said Clinton Pike, 50 feet to the point of BEGINNING.

BEING the same property conveyed to Total Contracting Services, by Quit Claim Deed dated August 25, 2015, from Knox County, Tennessee, recorded as Instrument Number 201509090016064, 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, by Quit Claim Deed dated August 25, 2015, from Knox County, Tennessee, recorded as Instrument Number 201509090016064, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Order of Structure Violation dated February 13, 2023, giving the City the right to enter upon the premises to demolish the structure, clean the lot, and remove all debris, and the amount of said costs shall be a lien against the real property at 2040 Sterchi Street, Knoxville, Tennessee, recorded as Instrument Number 202302140045044, in the Register's Office for Knox County, Tennessee.
2. Complaint by Neighborhood Codes Enforcement, Department of Plans Review and Inspections, dated January 12, 2023, recorded as Instrument Number 202301120039502, 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, setbacks, and matters shown in Plat Cabinet A, Slide 107-B, in the Register's Office for Knox County, Tennessee.
2. Subject to Southern Railroad right-of-way.
3. Subject to a possible flood zone.
4. Incorrect property addresses for the property have been listed in prior deeds of record. The legal on the vesting deed recorded as Instrument Number 201509090016064, in the Register's Office for Knox County, Tennessee, is correct except for the address. The correct address for the subject property is 2040 Sterchi Street.
5. Subject property was sold in the 2015 tax sale. Subject to any issues or rights of redemption in said tax sale.
6. The vesting deed recorded as Instrument Number 201509090016064, in the Register's Office for Knox County, Tennessee, vests the property into Total Contracting Services. Additional information is needed to determine if Total Contracting Services is one in the same as Total Contracting Services, Inc. Total Contracting Services, Inc., is Inactive-Revoked (Revenue), as of May 15, 2015.
7. The vesting deed recorded as Instrument Number 201509090016064, in the Register's Office for Knox County, Tennessee, vests the property into Total Contracting Services. Additional information is needed to determine if Total Contracting Services is one in the same as Total Contracting Services, LLC. Total Contracting Services, LLC was Administratively Dissolved on August 9, 2011.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,347.87

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,883.20

TAX ID: 094HJ-016 **TAX SALE:** 25

TRUSTEE FILE: 475

OWNER(S) & ADDRESS(ES):

Jack E. Odum and wife, Gerry Odum (Both Deceased)
Heirs at Law of Jack E. Odum and Gerry Odum: Jack Odum, Terry Maples and Marty Humphrey
2421 Keith Avenue, Knoxville, TN 37921

COMMON DESCRIPTION:

2421 Keith Avenue, Knoxville, TN 37921

LEGAL DESCRIPTION:

SITUATED in Civil District No. Five of Knox County, Tennessee, and within the 23rd Ward of the City of Knoxville, Tennessee, and known and designated as Lot 21, in the S. L. Nancy Resbudivision of Overbrook Addition, as shown by map of record in Plat Cabinet A, Slide 320D, 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, and being more particularly bounded and described as follows:

BEGINNING at a point in the Northwest line of Keith Avenue at the common corner between Lots 21 and 22, said beginning point being distant 200 feet Northeasterly from the point of intersection of the Northwest line of Keith Avenue and the Northeast line of McTeer Street; thence from said beginning point with the line of Keith Avenue, North 54 deg. 30 min. East, 50 feet to an iron pin, corner to Lot 20; thence with the dividing line between Lots 20 and 21, North 35 deg. 30 min. West, 146 feet to an iron pin, common corner between Lots 20, 21, 71 and 72; thence with the dividing line between Lots 21 and 71, South 54 deg. 30 min. West, 50 feet to an iron pin in the common corner between Lots 21, 22, 70 and 71; thence with the dividing line between Lots 21 and 22, South 35 deg. 30 min. East, 146 feet to the place of BEGINNING, according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, dated August 3, 1955.

BEING the same property conveyed to Jack E. Edum and wife, Gerry Odum, by Warranty Deed dated August 8, 1965, from Ketherine E. Emert, recorded in Deed Book 990, page 581, 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 E. Edum and wife, Gerry Odum, by Warranty Deed dated August 8, 1965, from Ketherine E. Emert, recorded in Deed Book 990, page 581, 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:

Jack E. Odum, being one in the same person as Jack Edward Odum, died intestate, on or about October 15, 2007. Gerry Odum, being one in the same person as Geraldine Marie Odum, died intestate on or about November 16, 2010. Per obituary found for Geraldine Odum, she was survived by daughter, Terry Maples, and son, Jack Odum. She was predeceased by daughter, Sherry Thomas. Sherry Thomas died on or about February 5, 2012. Per her obituary, she was survived by her son, Marty Humphrey. See also Affidavit recorded as Instrument Number 201902050046317, in the Register's Office for Knox County, Tennessee. No probate found for Jack E. Odum, Geraldine Odum or Sherry Thomas in Knox County.

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, setbacks, and matters 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. Specific Reference is made to an Affidavit dated February 4, 2019, recorded as Instrument Number 201902050046317, in the Register's Office for Knox County, Tennessee, executed by Jack Odum (NOT a disinterested witness – he is an heir), stating Jack Edward Odum died intestate in Knox County, Tennessee, on October 15, 2007, and Geraldine Marie Odum died intestate in Knox County, Tennessee, on November 16, 2010, leaving surviving them as their sole surviving heirs at law, Jack Odum (son), Terry Maples (daughter) and Marty Humphrey (nephew). Geraldine Marie Odum's obituary states she was predeceased by her daughter, Sherry Thomas. Per obituary found for Sherry Thomas, Marty Humphrey was her son.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,679.38

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,240.94

TAX ID: 094LN-002 **TAX SALE:** 25

TRUSTEE FILE: 478

OWNER(S) & ADDRESS(ES):

Zenith Properties, LLC
Registered Agent: Tim Gibson, 2517 Sutherland Avenue, Knoxville, TN 37919
1412 Grand Avenue, Knoxville, TN 37916
P.O. Box 11124, Knoxville, TN 37919

COMMON DESCRIPTION:

1412 Grand Avenue, Knoxville, TN 37916

LEGAL DESCRIPTION:

SITUATED in Civil 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 stake in the Southeast corner of Grand Avenue and Fifteenth Street (formerly Seventh Street and formerly Dickenson Street); thence in a Southerly direction with the East line of Fifteenth Street, 100 feet to the corner of Walter Ryno; thence in an Easterly direction with the line of Ryno and parallel with the alley and Grand Avenue, 53 feet to the East line of the original Lot 21, corner to Emma Nelson's lot; thence in a Northerly direction, 100 feet along the line of said Lot 21; thence Westerly 53 feet to the point of BEGINNING, and being the Northerly two-thirds (2/3) of Lot 21 in Ramsey's Addition to Knoxville, Tennessee.

BEING the same property conveyed to Zenith Properties, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed dated February 24, 2005, from Turner Electric Construction Company, Inc., a Tennessee Corporation, recorded as Instrument Number 200502240067006, 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 Zenith Properties, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed dated February 24, 2005, from Turner Electric Construction Company, Inc., a Tennessee Corporation, recorded as Instrument Number 200502240067006, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien by the City of Knoxville, dated January 19, 2021, in the original amount of $282.50, not including penalties and interest, if applicable, recorded as Instrument Number 202101200058474, 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, setbacks, and matters shown in Plat Cabinet A, Slide 172-A, formerly Map Book 5, page 276, in the Register's Office for Knox County, Tennessee.
2. Subject to the railroad right-of-way.
3. Zenith Properties, LLC is active with the Tennessee Secretary of State. **SERVE: Tim Gibson, Registered Agent, 2517 Sutherland Avenue, Knoxville, TN 37919.**

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $12,272.61

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $15,466.99

TAX ID: 094LN-021 **TAX SALE:** 25

TRUSTEE FILE: 479

OWNER(S) & ADDRESS(ES):

Zenith Properties, LLC; 1417 Forest Ave

COMMON DESCRIPTION:

1417 Forest Ave, Knoxville, TN 37916

LEGAL DESCRIPTION:

Tract One:

Situated in the Fourth (formerly Twelfth) Civil District of Knox County, Tennessee, and being in the 10th Ward of the City of Knoxville, Tennessee, and in the Ramsey Addition to said City, and

Beginning at the Southeast corner of the lot owned by Osborne (formerly Thornburg) 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 numbered 1209 Forest Avenue, and

Tract Two:

Situated in the Forth (Twelfth) Civil District of Knox County, Tennessee, and in the Tenth Ward of the City of Knoxville, Tennessee in Ramsey's Addition to Knoxville.

Beginning at a stake on Forest Avenue, corner of Lot formerly owned by Sam Todd and running

Northeast along Forest Avenue 43 feet to a stake;

Beginning ar a stake on Forest Avenue, corner of Lot formerly owned by Sam Todd and running Northeast along Forest Avenue 43 feet to a stake; thence Northerly 67 feet to an alley; thence West along said alley 30 feet; thence Southerly 83 feet to the Beginning, and being improved with dwelling house bearing City No. 1205 Forest Avenue.

Tract Three:

Situate 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 Part of Lots 8 and9, 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 pip 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 line of Lot 10, North 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 1 August 1978.

Tract Four:

Number Four (4) of Knox County, Tennessee, and within the 10th Ward of the City of Knoxville, Tennessee, and 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 Stanton 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 103 feet to the point of BEGINNING.

Tract Five:

No. Four (4) of Knox County, Tennessee, and within the 10th Ward of the City of Knoxville, Tennessee, and being more fully descrived as follows:

BEGINNING at a point in the west line of 15th Street (formerly 7th) distant in a southerly in a southerly direction 66 feet from the south line of Grand Avenue; thence in a Southerly directly with the west line of 15th Street, 39 feet to the northeast corner of lot conveyed to J. W. Dudley in Deed Book 362, page 346; thence in a westerly direction with the line of Dudley lot, 50 feet to the line of the lot now or formerly owned by S.B. Fowler; thence in a northerly direction parallel with the first line herein, 39 feet to the lot sold to J. W. Love in Deed Book 344, page 424; thence in an easterly direction with the line of the love lot, 50 feet to the point of BEGINNING.

Tract Six:

Situated in District No. One (1) of Knox County, Tennessee, and within the 2nd Ward of the City of Knoxville, Tennessee, and being more Particularly bounded and described as follows:

Beginning at a point on the Southeast right-of-way line of Hill Avenue, said Beginning point being located approximately 31.7 feet in a Southwesterly direction from the point of intersection of the Southeast line of Hill Avenue and the Southwest line of Henley Street and said

Beginning point also being a common corner between County Tax Parcels 94-M, E-29 and E-30; thence Northeasterly along the Southeast line of Hill Avenue approximately 21.7 feet to a point; thence Southeasterly crossing diagonally between the Southeast right-of-way line of Hill avenue and the Southwest line of Henley Street approximately 15 feet to a point on the Southwest right-of-way line of Henley Street; thence Southeasterly along the Southwest right-of-way line of Henley Street approximately 281 feet to a point of the North right-of-way line of Front Avenue approximately 54.8 feet to a point; thence Northwesterly along the diving line

between the aforesaid parcels E-29 and E-30 approximately 292 feet to the point of Beginning, containing approximately 12,600 square feet.

Tract Seven:

Situated in the Seventh(7th) Civil District of Knox County, Tennessee and within the 36th Ward of the City of Knoxville, Tennessee, and being known and designed as a part of Lot 12 in Block 58 of the Fountain City Addition as shown by map of same of record in map Book 9, page 73, in the Knox County Register's Office, said portion of said Lot Being more particularly bounded and described as follows, to-wit:

Beginning at an iron pin in the Northwesterly line of Watauga Drive, said point of Beginning being distant in a Southwesterly direction 615.07 feet more or less from the Southwestern line of Jacksboro Road, said point of Beginning marking common corner to Lots 12 and 13 - A;thence with said line of Watauga Drive, South 55 deg. 02 min. West, 99.56 feet to an iron pin marking common corner to Lots 11 and 12; thence North 34 deg. 59 min. West, along a fence and along the common diving line East along a fence 100.30 feet to an iron pin in the Southwestern line of Lot 13 in part and continuing along the Southwestern line of Lot 13-A, South 34 deg. 50 min. East, 183.56 feet to an iron pin in the Northwestern line of Watauga Drive, the place of Beginning, as shown by survey of 30, 1989, Census Tract No. 42; said premises are improved with a dwelling house.

Tracts Eight, Nine, and Ten:

SITUATED in district Number Four (4) of Knox county, Tennessee, and within the Tenth (10) Ward of the City of Knoxville, Tennessee, being known and designated as Lots 67,68 and Part of Lot 21, RAMSEY ADDITION, as shown by map of same of record in Map Book 5, page 276, inthe Register of Deeds 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:

LOTS 67 and 68 having a total frontage of 106 feet on the North side of Forest Avenue and extending back Northerly 150 feet more or less, to the South line of an alley, as shown by said map of record.

PART OF LOT 21, Being the rear 50 feet of Lot 21, fronting 50 feet on the East side of 15th

Street and extending back therefrom Easterly 53 feet as shown by said map of record.

LOT 67 BEING the same property conveyed to William A. Lyder by Deed from Pauline R. Lyday, dated February 3, 1986, and recorded in Deed Book 1873, Page593, Register of Deeds office for Knox County, Tennessee, LOT 68 AND PART OF LOT 21 BEING the same property conveyed to William A. Lyday, Jr. By Deed from Pauline R. Lyday, dated February 12,1986, and recorded in Deed Book 1874, page 779, Register of Deeds office for Knox County, Tennessee, and all of said lots being part of the same property conveyed to William A. Lyday, Jr and wife, Durst, a window, and recorded in Deed Book 1462, page 797, Register of Deeds Office for Knox County, Tennessee.

Tract Eleven:

Situated in District No. One (1) of Knox County, Tennessee, and Within the 2nd Ward of the City of Knoxville, Tennessee, and being more Particularly bounded and described as follows:

Beginning at a point on the Southeast right-of-way line of Hill Avenue, said Beginning point being located approximately 31.7 feet in a Southwesterly direction from the point of intersection of the Southeast line of Hill Avenue and the southwest line of Henley Street and said Beginning point also being a common corner between county Tax parcel 94-M, E-29 and E-30; thence Northeasterly along the southeast line of Hill Avenue approximately 21.7 feet to a point; thence Southeasterly crossing diagonally between the Southeast right-of-way line of Hill Avenue and the Southeast line of Henley Street approximately 15 feet to a point on the Southwest right--of-way line of Henley Street; thence Southeasterly along the southwest right-of-way line of Henley street Approximately 281feet to a point on the North right-of-way line of front Avenue; thence Southwesterly along the Northwest right-of-way line of front Avenue Approximately 54.8 feet to a point; thence Northwesterly along the dividing line between the aforesaid parcels E-29 and E-30 Approximately 292 feet to the point of Beginning Containing Approximately 12,600 square feet.

DERIVATION: Being the same property Conveyed to Wayne Gibson and Ward S. Whelchel by Quit Claim Deed from First Tennessee Bank, Knoxville, Tennessee Trustee, dated October 31, 1983, and recorded in Warranty Deed Book 1001, page 758, 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 found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE: NONE

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $11,194.57

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $15,734.16

TAX ID: 094PC-004 **TAX SALE:** 25

TRUSTEE FILE: 480

OWNER(S) & ADDRESS(ES):

Marshall Motor Group, Inc. (Dissolved)
Unknown Shareholders of Marshall Motor Group, Inc.
3300 Morris Avenue, Knoxville, TN 37909
1824 Chickadee Drive, Knoxville, TN 37919

COMMON DESCRIPTION:

3300 Morris Avenue, Knoxville, TN 37909

LEGAL DESCRIPTION:

SITUATED in Civil District No. Five of Knox County, Tennessee, and within the 23rd Ward of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Morris Avenue, said point being 411 feet, more or less, Northeast of the intersection of the Eastern right-of-way line of Liberty Street and the Southern right-of-way line of Morris Avenue; thence, North 57 deg. 29 min. 20 sec. East, 149.73 feet to a point; said point being 20 feet, more or less, from the center line of Morris Avenue; thence, South 26 deg. 06 min. 20 sec. East, 267.97 feet along the dividing line between the property of the parties of the first part and that now or formerly owned by Miller, to a point; thence, South 76 deg. 41 min. West, 147.75 feet to a point; thence, North 27 deg. 20 min. 23 sec. West, 218.61 feet along the dividing line between the property of the parties of the first part and that now or formerly owned by miles, to the point of BEGINNING, and being according to the survey of Richard E. LeMay, Surveyor, dated March 2, 1976, and bearing Job Number 1-395.

THERE IS EXCLUDED from the above-described property that portion previously conveyed to Neil (Neal) L. Turtle, by deed dated September 14, 1978, recorded in Deed Book 1654, page 827, and corrected in Deed Book 1656, page 172, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Marshall Motor Group, Inc., by Quit Claim Deed dated April 6, 2006, from Ray Hyde and Ann Jernigan, recorded as Instrument Number 200706040099494, 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 Marshall Motor Group, Inc., by Quit Claim Deed dated April 6, 2006, from Ray Hyde and Ann Jernigan, recorded as Instrument Number 200706040099494, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien by the City of Knoxville, dated February 23, 2015, in the original amount of $266.00, not including penalties and interest, if applicable, and recorded as Instrument Number 201502250045612, 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, setbacks,

and matters shown in the Register's Office for Knox County, Tennessee.

2. Subject to any constitutional or statutory rights of redemption of the prior owners from the 2000 Knox County tax sale.

3. Tax map shows a possible parking lot encroachment onto this vacant lot.

4. Marshall Motor Group, Inc., was Administratively Dissolved November 5, 2010. The Charter recorded as Instrument Number 20000390020121, in the Register's Office for Knox County, Tennessee, sates the four directors are Ross Marshall, 1824 Chickadee Drive, Knoxville, TN 37919, Dr. Karl B. Manrodt, 2004 Hickory Ridge Cove, Knoxville, TN 37923, Dr. Kenneth C. Gilbert, 7617 LaBarrington Blvd., Powell, TN 37849, and Dr. Ede McMahon, 6903 Benwood Drive, Ooltewah, TN 37363. Additional information is needed to determine the Shareholders of Marshall Motor Group, Inc.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,574.89

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,833.08

TAX ID: 095BB-016 **TAX SALE:** 25

TRUSTEE FILE: 481

OWNER(S) & ADDRESS(ES):

Jaime N. Bagwell
224 S. Bertrand Street, Knoxville, TN 37915
2854 Gardenia Drive, Knoxville, TN 37914
2721 E. Magnolia Avenue, Knoxville, TN 37914
2311 Martin Luther King Jr. Avenue, Knoxville, TN 37915

COMMON DESCRIPTION:

224 S. Bertrand Street, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in Civil District Number One (1) of Knox County, Tennessee, within the 14th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Tract 91A, of Morningside Urban Renewal Area, as shown on Final Disposition Map B-7160-N5, of record in Plat Cabinet E, Slide 245A (formerly Map Book 65-S, pages 44 & 45), 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 Jaime N. Bagwell, from Sanford P. Smith, by Quit Claim Deed dated September 15, 2017, and recorded on September 15, 2017 as Instrument Number 201709150017335, 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 Sanford P. Smith, by Quit Claim Deed dated September 15, 2017, and recorded on September 15, 2017 as Instrument Number 201709150017335, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien in favor of the City of Knoxville, in the original amount $187.33, not including penalties and interest, if applicable, and recorded on June 23, 2020 as Instrument Number 202006230085765, 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, setbacks, and matters shown on plat recorded in Plat Cabinet E, Slide 245A (formerly Map Book 65-S, pages 44 & 45), in the Register's Office for Knox County, Tennessee.

2. Subject to a 10 foot drainage easement along the north side of said tract and a 10 foot sewer easement in the northern half of said tract as shown on plat of record in Plat Cabinet E, Slide 245A (formerly Map Book 65-S, pages 44 & 45), in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,952.66

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $4,965.03

TAX ID: 095BJ-002 **TAX SALE:** 25

TRUSTEE FILE: 483

OWNER(S) & ADDRESS(ES):

Clarence T. Hall
2012 Saxton Avenue, Knoxville, TN 37915

COMMON DESCRIPTION:

2012 Saxton Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in the First Civil District of Knox County, Tennessee and within the 12th Ward of the City of Knoxville, Tennessee and being known as all of Lot 25, Block A, McMillian Heights Subdivision, as shown on plat of record in Plat Cabinet B, Slide 119-C, 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 Clarence T. Hall from Kathleen F. Hall by Quit Claim Deed dated October 19, 2009, and filed of record as Instrument Number 200910210028139, 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 Clarence T. Hall from Kathleen F. Hall by Quit Claim Deed dated October 19, 2009, and filed of record as Instrument Number 200910210028139, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

UCC Financing Statement from Clarence Hall in favor of Service Finance Company, LLC and filed of record as Instrument Number 202303290052407, in the Register's Office for Knox County, Tennessee. **SERVE: Registered Agent – Corporation Service Company, 1201 Hays Street, Tallahassee, FL 32301.**

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, setbacks, and matters shown on plat of record in Plat Cabinet B, Slide 119-C, in the Register's Office for Knox County, Tennessee.

2. Subject to minimum building setback line as shown on plat of record in Plat Cabinet B, Slide 119-C, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,347.52

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,947.30

TAX ID: 095BJ-021 **TAX SALE:** 25

TRUSTEE FILE: 484

OWNER(S) & ADDRESS(ES):

Arthur G. Edmonds and wife, Helen H. Edmonds
1021 Wilder Place, Knoxville, TN 37915
307 Kenbrook Circle, San Jose, CA 95111

COMMON DESCRIPTION:

1021 Wilder Place, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in Civil District No. One of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee and fronting fifty (50) feet on the West side of Wilder place, lying immediately South of and adjoining Lot 7, Block A, McMillian Heights Addition, and extending Westwardly along the South line of Lot 7, Block A, 120 feet to the East line of Lot 6, Block A, in said Addition, and more particularly described as follows: BEGINNING at a stake in the West line of Wilder Place at the Southeast corner of Lot 7, Block A, McMillan Heights Addition to Knoxville, Tennessee; and running thence, Westwardly along the South line of Lot 7, Block A, of said Addition, 120 feet to a stake at the Southwest corner of Lot 7, Block A, and the Northeast corner of Lot 6, Block A in said Addition, 50 feet to a stake; thence, Easterly on a line parallel to the first call herein 123 feet, more or less, to the West line of Wilder Place; thence, in a Northerly direction along the West line of Wilder Place, 50 feet to the point of BEGINNING.

BEING the same property conveyed to Arthur G. Edmonds and wife, Helen H. Edmonds from Irene Hayes Hodges, widow, by Warranty Deed dated May 18, 1971, and filed of record in Book 1453, 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 Arthur G. Edmonds and wife, Helen H. Edmonds from Irene Hayes Hodges, widow, by Warranty Deed dated May 18, 1971, and filed of record in Book 1453, Page 314, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of a Lien in favor of the City of Knoxville dated October 17, 2016 in the original amount of $200.00, not including penalties and interest, if applicable, and recorded as Instrument Number 201610170025001, in the Register's Office for Knox County, Tennessee.

2. Notice of a Lien in favor of the City of Knoxville dated November 18, 2014 in the original amount of $200.00, not including penalties and interest, if applicable, and recorded as Instrument Number 201411260029662, 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, setbacks, and matters shown on plat in Plat Cabinet B, Slide 342-B, formerly Map Book 20, Page 60 in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions of record in Book 719, Page 126, in the Register's Office for Knox County, Tennessee.

3. Subject to a 10 foot utility easement along the rear lot line, as shown on plat in Plat Cabinet B, Slide 342-B, formerly Map Book 20, Page 60 in the Register's Office for Knox County, Tennessee.

4. Subject to a 25 foot front building setback line, as shown on plat in Plat Cabinet B, Slide 342-B, formerly Map Book 20, Page 60 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $168.20

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $826.27

TAX ID: 095BL-045 **TAX SALE:** 25

TRUSTEE FILE: 486

OWNER(S) & ADDRESS(ES):

Beal V. Bourne, II
1946 Saxton Avenue, Knoxville, TN 37915
2823 Martin Luther King Blvd., Knoxville, TN 37914

COMMON DESCRIPTION:

1946 Saxton Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in Civil District Number One of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, being known and designated as Part of Lot 7, Saxton's Fairview Addition to Knoxville, Tennessee, as shown on the plat of Fairview Addition recorded in Plat Cabinet A, Slide 122D (formerly Map Book 4, Page 110), in the Register's Office for Knox County, Tennessee, and being more fully bounded as follows:

BEGINNING at a stake in the south line of Saxton Street at a point distant westerly 132 feet from the point of intersection of the south line of Saxton Street with the west line of Surry Street, said beginning point being at the northwest corner of Lot 9, now or formerly owned by Lynn Hoskins; thence southerly along the dividing line between Lots 7 and 9, 3 feet east of and parallel with a hedge fence, 170 feet to an iron pin; thence, westerly 100 feet to an iron pin in the east line of Lot 5; thence, northerly along the common line between Lots 5 and 7, 152 feet to a stake in the south line of Saxon Street; thence, northeasterly along the southern line of Saxton Street 101 feet to the place of BEGINNING.

BEING the same property conveyed to Beal V. Bourne, II, from Jessie Donaldson by Quit Claim Deed dated September 10, 1995, and filed of record as Instrument Number 200712030043805, in the Register's Office for Knox County, Tennessee.

DERIVATION:

BEING the same property conveyed to Beal V. Bourne, II, from Jessie Donaldson by Quit Claim Deed dated September 10, 1995, and filed of record as Instrument Number 200712030043805, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 122D (formerly Map Book 4, Page 110), in the Register's Office for Knox County, Tennessee.

2. A Correction Quit Claim Deed is required as the vesting deed recorded as Instrument Number 200712030043805, in the Register's Office for Knox County, Tennessee, only contains a jurat acknowledgement and not a valid notary acknowledgement. In addition, vesting deed was executed by someone acting as Power of Attorney for Jessie Donaldson (name is illegible), no power of attorney was found recorded for Jessie Donaldson in the Register's Office for Knox County, Tennessee.

3. Vesting deed was signed on September 10, 1995, but was not recorded until December 3, 2007. It should be verified that Jessie Donaldson did not die in between the time of execution and the time the deed was recorded.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,529.10
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $10,690.14

TAX ID: 095BM-027 **TAX SALE:** 25
TRUSTEE FILE: 487
OWNER(S) & ADDRESS(ES):
Tony Anthony Blakely (Deceased)
Heirs at Law: Patrick Blakely; Amber Blakely; Anthony Blakely; and Eizak Blakely
1965 Rosedale Avenue, Knoxville, TN 37914
4608 Plymouth Road, Knoxville, TN 37914 (Amber Blakely)
COMMON DESCRIPTION:
1965 Rosedale Avenue, Knoxville, TN 37914
LEGAL DESCRIPTION:

SITUATED in Civil District Number Four (4) of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the North right-of-way line of a Rosedale Avenue, said BEGINNING point being located South 73 deg. 44 min. 00 sec. West, a distance of 104.72 feet from the point of intersection of the North right-of-way line of Rosedale Avenue and the West right-of-way line of Surrey Road and said BEGINNING point also being the Southeast corner of Tract 142 of Morningside Urban Renewal Project No. Tennessee R-111, as shown on the Final Disposition Map B-7160-N5, of record in Map Book 65-S, pages 44 and 45, in the Register's Office for Knox County, Tennessee; thence, South 73 deg. 44 min. 00 sec. West, along the North right-of-way line of Rosedale Avenue, 69.50 feet to a point; thence, North 17 deg. 42 min. 04 sec. West, along the dividing line between Tracts 142 and 149, 137.95 feet to a point; thence, North 73 deg. 21 min. 00 sec. East, 30.50 feet to a point; thence, South 33 deg. 20 min. 18 sec. East, along the East boundary of Tract 142, 144.62 feet to the point of BEGINNING.

BEING the same property conveyed to Tony Anthony Blakely, by Quit Claim Deed dated March 11, 2004, from Teresa Ann Blakely, and recorded on July 6, 2004 as Instrument Number 200407060001493, 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 Tony Anthony Blakely, by Quit Claim Deed dated March 11, 2004, from Teresa Ann Blakely, and recorded on July 6, 2004 as Instrument Number 200407060001493, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville, in the original amount of $332.00, not including penalties and interest, if applicable, and recorded on November 7, 2016 as Instrument Number 201611070029871, in the Register's Office for Knox County, Tennessee.
2. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on August 2, 2019 as Instrument Number 201908020008270, in the Register's Office for Knox County, Tennessee.
3. Notice of Lien in favor of the City of Knoxville, in the original amount of $224.20, not including penalties and interest, if applicable, and recorded on July 19, 2024 as Instrument Number 202407190003798, in the Register's Office for Knox County, Tennessee.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:
Tony Anthony Blakely died intestate on March 9, 2020, being unmarried at the time of his death and the Estate of Tony Blakey was probated in Docket Number P-20-83619-2, in the Chancery Court for Knox County, Tennessee, Probate Division. Children, Amber Blakely and Patrick Blakely were appointed Co-Personal Representative and also named Anthony Blakely as an heir/son. Per the obituary for Tony Anthony Blakely, he was also survived by another child, Eizak Blakely, who is not named in the estate.

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, setbacks, and matters shown on plat recorded, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns regarding deceased owner and heirs, included but not limited to TennCare.
3. The vesting deed recorded as Instrument Number 200407060001493, in the Register's Office for Knox County, Tennessee, does not contain a valid legal description. The prior deed of record recorded in Book 2250, Page 623, in the Register's Office for Knox County, Tennessee, also does not contain a valid legal description. Description reported is taken from another prior deed of record.
4. Subject to survey being highly recommended. No map found of record.
5. Subject to a Deed of Trust from Tony A. Blakely and wife, Teresa Blakely, to L. M. Robertson, Trustee for the benefit of CitiFinancial, dated February 24, 2000, in the original amount of $5,015.19, and recorded on February 28, 2000 as Instrument Number 200002280012306, in the Register's Office for Knox County, Tennessee. Said Deed became due and payable on March 3, 2002 but was not released from record and is now time barred.
6. Subject to a Deed of Trust from Tony A. Blakely to Commercial Credit Plan, Inc., Trustee for the benefit of Commercial Credit Plan, Inc., dated August 5, 1997, in the original amount of $12,531.23, and recorded on August 15, 1997 in Warranty Deed Book 3280, page 76, in the Register's Office for Knox County, Tennessee. Said Deed became due and payable on August 15, 2001 but was not released from record and is now time barred.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,770.22
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,583.03

TAX ID: 095BM-041 **TAX SALE:** 25
TRUSTEE FILE: 488
OWNER(S) & ADDRESS(ES):
James G. Davis, Jamesena Davis, Lisa L. Washington, Lance J. Davis, Bilal I. Davis, Aquillah H. Davis and Jeremiah Davis
1725 Rosedale Avenue, Knoxville, TN 37915
COMMON DESCRIPTION:
1725 Rosedale Avenue, Knoxville, TN 37915
LEGAL DESCRIPTION:

SITUATED in District No. Four of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee and being known and designated as all of Lot 134R, the Morningside Urban Renewal Subdivision, as the same appears of record in Plat Cabinet E, Slides 245A & B (formerly Map Book 65S, page 45), in the Register's Office for Knox County, Tennessee, and on survey of Trotter-McClellan, Inc., dated September 22, 1997, bearing Drawing No. 97-761, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to James G. Davis, Jamesena Davis, Lisa L. Washington, Lance J. Davis, Bilal I. Davis, Aquillah H. Davis and Jeremiah Davis from James Davis aka James G. Davis, Jr. by Quit Claim Deed dated January 6, 2012, and filed of record February 8, 2012, as Instrument Number 201202080043468, 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 G. Davis, Jamesena Davis, Lisa L. Washington, Lance J. Davis, Bilal I. Davis, Aquillah H. Davis and Jeremiah Davis from James Davis aka James G. Davis, Jr. by Quit Claim Deed dated January 6, 2012, and filed of record February 8, 2012, as Instrument Number 201202080043468, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville dated September 19, 2018, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201809190018504, in the Register's Office for Knox County, Tennessee.
2. Notice of Lien in favor of the City of Knoxville dated April 9, 2018, in the original amount of $167.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201804100059921, 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, setbacks, and matters shown in Plat Cabinet E, Slides 245A & B, formerly Map Book 65S, Page 45, in the Register's Office for Knox County, Tennessee.
2. Subject to minimum setback lines of 25 foot, as shown in Plat Cabinet E, Slides 245A & B, formerly Map Book 65S, Page 45, in the Register's Office for Knox County, Tennessee.
3. Subject to drainage and utility easement along all lot lines; 5 foot each side; 10 foot inside boundary lines including boundaries contiguous to city streets, as shown in Plat Cabinet E, Slides 245A & B, formerly Map Book 65S, Page 45, in the Register's Office for Knox County, Tennessee.
4. Subject to all lots are served by sanitary sewer as shown in Plat Cabinet E, Slides 245A & B, formerly Map Book 65S, Page4 5, in the Register's Office for Knox County, Tennessee.
5. Subject to all streets have 50 foot right of way unless noted distances on curves are chord distances, as shown in Plat Cabinet E, Slides 245A & B, formerly Map Book 65S, Page 45, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,969.91
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,006.66

TAX ID: 095CA-012 **TAX SALE:** 25
TRUSTEE FILE: 490
OWNER(S) & ADDRESS(ES):
Preston Black
0 Center Avenue (Lot 66), Knoxville, TN 37915
99-18 23rd Avenue, East Elmhurst, NY 11369
COMMON DESCRIPTION:
0 Center Avenue, Knoxville, TN 37915
LEGAL DESCRIPTION:

SITUATED in Civil District No. Two of Knox County, Tennessee, and in the 12th Ward of the City of Knoxville, Tennessee, and being all of Lot No. 66 in Sunset Park Addition to the City of Knoxville, Tennessee, as shown on plat of record in Plat Cabinet A, Slide 287-C, formerly Map Book 9, Page 64, in the Register's office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the Northern line of Center Avenue, distant in a Western direction 200 feet from the Western line of Mountway Drive; thence, in a Northern direction along the dividing line between Lot Nos. 65 and 66 in said Addition 95 feet to a point in the Southern line of an alley; thence, in a Western direction along and with the line of said alley 40 feet to a point marking the common corner of Lots Nos. 66 and 67 in said Addition; thence, in a Southern direction and along the dividing lines of Lots Nos. 66 and 67 in said Addition 95 feet to a point in the Northern line of Center Avenue; thence, in an Eastern direction along and with the Northern line of Center Avenue 40 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Preston Black from Sarah J. Kirby (widow) by Charles A. Kirby Attorney in Fact for Sarah J. Kirby by Warranty Deed dated June 19, 1945, and filed of record in Book 696, 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 the same property conveyed to Preston Black from Sarah J. Kirby (widow) by Charles A. Kirby Attorney in Fact for Sarah J. Kirby by Warranty Deed dated June 19, 1945, and filed of record in Book 696, Page 452, 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 restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown in Plat Cabinet A, Slide 287-C, formerly Map Book 9, page 64, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,318.78
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $964.45

TAX ID: 095CA- 017 **TAX SALE:** 25
TRUSTEE FILE: 491
OWNER(S) & ADDRESS(ES):
Gertrude Senters Favors (likely deceased)
Unknown Heirs of Gertrude Senters Favors
0 Sanders Lane, Knoxville, TN 37915
1843 Cherokee Bluff Drive, Knoxville, TN 37920
(Jimmie Baxter)
1013 Glensprings Drive, Knoxville, TN 37922
(Wilson L. Baxter)
COMMON DESCRIPTION:
0 Sanders Lane, Knoxville, TN 37915
LEGAL DESCRIPTION:

SITUATED in Civil District Number One (1) (formerly 2) of Knox County, Tennessee, within the 12th Ward of the City of Knoxville, Tennessee, and being a lot fronting 70 feet on the West side of Sanders Street, and running back between parallel lines, a distance of 80 feet, more or less; said property was improved with a one-story dwelling house bearing 525 Sanders Street (formerly 225 Sanders Street), Knoxville, Tennessee; said property is known as the Henrietta Senters property and also the old Cal Smith property.

BEING the same property conveyed to Gertrude Senters Favors, from Walter Senters and Elmore Senters, by Quit Claim Deed dated August 12, 1954, and recorded on August 13, 1954 in Warranty Deed Book 955, page 5, 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 Gertrude Senters Favors, from Walter Senters and Elmore Senters, by Quit Claim Deed dated August 12, 1954, and recorded on August 13, 1954 in Warranty Deed Book 955, page 5, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, and recorded on December 6, 2018 as Instrument Number 201812060035103, in the Register's Office for Knox County, Tennessee.
2. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on October 1, 2021 as Instrument Number 202110010026931, in the Register's Office for Knox County, Tennessee.

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

It is believed that Gertrude Senters Favors is deceased but we are unable to determine date of death and all heirs due to the time that has passed. She was married to Leo Favors but unable to determine his death and if they were married at the time of her passing as no obituary can be located for either and neither were not found being probated in Knox County, Tennessee. Per a hand written note on the back of an old tax card dated 08/05/71, it appears that heirs of Gertrude were found back then to be Lillian Othello Weatherly and Juanita Porter (?). Gertrude acquired property from her brothers, Walter Senters and Elmore Senters, as being listed as the heirs of Henrietta Senters, prior owner. No obituaries could be located, however, both Walter and Elmore are now deceased with Walter's date of date June 19, 1962 and was married; Elmore Senters died October 29, 1955 being divorced. It is believed there were additional children of Henrietta Senters: Sam Senters (Jr) and Gilbert Senters. We are unable to determine any other heirs of Henrietta Senters but appears all of her children are deceased. Lillian O. Weatherly died on June 3, 2010, being the daughter of deceased Gilbert Senters and was predeceased by husband, John Wilson Weatherly, and survived by niece, Mary Jean Harper and nephews, Jimmie L. Baxter and Wilson L. Baxter. Juanita Porter was listed as an heir to this property but it is hard to tell on the old note of her name was Porter or something similar, and we are unable to locate any further info on her. Due to the time that has passed, we are unable to determine the heirs of Gertrude Senters Favor.

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, setbacks, and matters shown on plat recorded, if any, in the Register's Office for Knox County, Tennessee.
2. Subject a survey being required as there is no valid legal description to property and no map of record found.
3. Subject to any and all probate concerns regarding deceased owner and heirs, included but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 095CC-018 **TAX SALE:** 25
TRUSTEE FILE: 492
OWNER(S) & ADDRESS(ES):
Robert Johnson and Ernie Jones
0 Daisy Avenue, Knoxville, TN 37915
431 Lackey Road, Apt. 10, Martin, TN 38237
COMMON DESCRIPTION:
0 Daisy Avenue, Knoxville, TN 37915
LEGAL DESCRIPTION:

SITUATED in District No. One of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee and being all of Lot 47 of Flowerland Improvement Company Addition, as shown on plat of record in Plat Cabinet A, Slide 252D (formerly Map Book 8, Page 8), in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING PART of the same property conveyed to Robert Johnson, married, and Ernie Jones, single, from Kelsey Finch, married, by Warranty Deed dated January 21, 2006, and filed of record as Instrument Number 200601240062222, 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 Robert Johnson, married, and Ernie Jones, single, from Kelsey Finch, married, by Warranty Deed dated January 21, 2006, and filed of record as Instrument Number 200601240062222, 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

1. Subject to all matters as shown on plat of record in Plat Cabinet A, Slide 252D (formerly Map Book 8, Page 8), in the Register's Office for Knox County, Tennessee.
2. Additional information needed to verify if Vesting Owner Robert Johnson is one in the same person as judgment lien against Robert Johson AKA Robert B. Johnson, with an address of 2216 W. Gilbert Lane, Knoxville, TN 37920 in favor of TD Bank USA, N.A. as successor in interest to Target National Bank C/O Target Corp Services, Inc. in the original amount of $825.46, entered March 28, 2016 and filed of record as Instrument Number 201608120010235, in the Register's Office for Knox County, Tennessee.
3. Additional information needed to verify if Vesting Owner Robert Johnson is one in the same person as judgment lien against Robert Johnson, with an address of 2639 Bakertown Road, Apt 503, Knoxville, TN 37931, in favor of Harpeth Financial Services, LLC DBA Advance Financial C/O The Hill Firm, PLLC, in the original amount of $1,248.95, entered December 14, 2022, and filed of record as Instrument Number 202302090044241, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,505.62
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,215.80

TAX ID: 095CC-019 **TAX SALE:** 25
TRUSTEE FILE: 493
OWNER(S) & ADDRESS(ES):
Robert Johnson and Ernie Jones
0 Daisy Avenue, Knoxville, TN 37915
431 Lackey Road, Apt. 10, Martin, TN 38237
COMMON DESCRIPTION:
0 Daisy Avenue, Knoxville, TN 37915
LEGAL DESCRIPTION:

SITUATED in District No. One of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee

and being all of Lot 46 of Flowerland Improvement Company Addition, as shown on plat of record in Plat Cabinet A, Slide 252D (formerly Map Book 8, Page 8), in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING PART of the same property conveyed to Robert Johnson, married, and Ernie Jones, single, from Kelsey Finch, married, by Warranty Deed dated January 21, 2006, and filed of record as Instrument Number 200601240062222, 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 Robert Johnson, married, and Ernie Jones, single, from Kelsey Finch, married, by Warranty Deed dated January 21, 2006, and filed of record as Instrument Number 200601240062222, 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

1. Subject to all matters as shown on plat of record in Plat Cabinet A, Slide 252D (formerly Map Book 8, Page 8), in the Register's Office for Knox County, Tennessee.

2. Additional information needed to verify if Vesting Owner Robert Johnson is one in the same person as judgment lien against Robert Johson AKA Robert B. Johnson, with an address of 2216 W. Gilbert Lane, Knoxville, TN 37920 in favor of TD Bank USA, N.A. as successor in interest to Target National Bank C/O Target Corp Services, Inc. in the original amount of $825.46, entered March 28, 2016 and filed of record as Instrument Number 201608120010235, in the Register's Office for Knox County, Tennessee.

3. Additional information needed to verify if Vesting Owner Robert Johnson is one in the same person as judgment lien against Robert Johnson, with an address of 2639 Bakertown Road, Apt 503, Knoxville, TN 37931, in favor of Harpeth Financial Services, LLC DBA Advance Financial C/O The Hill Firm, PLLC, in the original amount of $1,248.95, entered December 14, 2022, and filed of record as Instrument Number 202302090044241, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,505.62

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,215.80

TAX ID: 095CC-020 **TAX SALE:** 25

TRUSTEE FILE: 494

OWNER(S) & ADDRESS(ES):

Robert Johnson and Ernie Jones
0 Daisy Avenue, Knoxville, TN 37915
431 Lackey Road, Apt. 10, Martin, TN 38237

COMMON DESCRIPTION:

0 Daisy Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in District No. One of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee and being all of Lot 45 of Flowerland Improvement Company Addition, as shown on plat of record in Plat Cabinet A, Slide 252D (formerly Map Book 8, Page 8), in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING PART of the same property conveyed to Robert Johnson, married, and Ernie Jones, single, from Kelsey Finch, married, by Warranty Deed dated January 21, 2006, and filed of record as Instrument Number 200601240062222, 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 Robert Johnson, married, and Ernie Jones, single, from Kelsey Finch, married, by Warranty Deed dated January 21, 2006, and filed of record as Instrument Number 200601240062222, 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

1. Subject to all matters as shown on plat of record in Plat Cabinet A, Slide 252D (formerly Map Book 8, Page 8), in the Register's Office for Knox County, Tennessee.

2. Additional information needed to verify if Vesting Owner Robert Johnson is one in the same person as judgment lien against Robert Johson AKA Robert B. Johnson, with an address of 2216 W. Gilbert Lane, Knoxville, TN 37920 in favor of TD Bank USA, N.A. as successor in interest to Target National Bank C/O Target Corp Services, Inc. in the original amount of $825.46, entered March 28, 2016 and filed of record as Instrument Number 201608120010235, in the Register's Office for Knox County, Tennessee.

3. Additional information needed to verify if Vesting Owner Robert Johnson is one in the same person as judgment lien against Robert Johnson, with an address of 2639 Bakertown Road, Apt 503, Knoxville, TN 37931, in favor of Harpeth Financial Services, LLC DBA Advance Financial C/O The Hill Firm, PLLC, in the original amount of $1,248.95, entered December 14, 2022, and filed of record as Instrument Number 202302090044241, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,505.62

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,215.80

TAX ID: 095CC-022 **TAX SALE:** 25

TRUSTEE FILE: 496

OWNER(S) & ADDRESS(ES):

Robert Johnson and Ernie Jones
0 Daisy Avenue, Knoxville, TN 37915
431 Lackey Road, Apt. 10, Martin, TN 38237

COMMON DESCRIPTION:

0 Daisy Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in District No. One of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee and being all of Lot 43 of Flowerland Improvement Company Addition, as shown on plat of record in Plat Cabinet A, Slide 252D (formerly Map Book 8, Page 8), in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING PART of the same property conveyed to Robert Johnson, married, and Ernie Jones, single, from Kelsey Finch, married, by Warranty Deed dated January 21, 2006, and filed of record as Instrument Number 200601240062222, 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 Robert Johnson, married, and Ernie Jones, single, from Kelsey Finch, married, by Warranty Deed dated January 21, 2006, and filed of record as Instrument Number 200601240062222, 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

1. Subject to all matters as shown on plat of record in Plat Cabinet A, Slide 252D (formerly Map Book 8, Page 8), in the Register's Office for Knox County, Tennessee.

2. Additional information needed to verify if Vesting Owner Robert Johnson is one in the same person as judgment lien against Robert Johson AKA Robert B. Johnson, with an address of 2216 W. Gilbert Lane, Knoxville, TN 37920 in favor of TD Bank USA, N.A. as successor in interest to Target National Bank C/O Target Corp Services, Inc. in the original amount of $825.46, entered March 28, 2016 and filed of record as Instrument Number 201608120010235, in the Register's Office for Knox County, Tennessee.

3. Additional information needed to verify if Vesting Owner Robert Johnson is one in the same person as judgment lien against Robert Johnson, with an address of 2639 Bakertown Road, Apt 503, Knoxville, TN 37931, in favor of Harpeth Financial Services, LLC DBA Advance Financial C/O The Hill Firm, PLLC, in the original amount of $1,248.95, entered December 14, 2022, and filed of record as Instrument Number 202302090044241, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,631.47

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,409.06

TAX ID: 095CC-028 **TAX SALE:** 25

TRUSTEE FILE: 497

OWNER(S) & ADDRESS(ES):

Henry Hershaw
2201 Daisy Avenue, Knoxville, TN 37915
512 View Park Drive, Knoxville, TN 37920

COMMON DESCRIPTION:

2201 Daisy Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in Civil District No. One of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 49 of Flowerland Improvement Co. Addition to Knoxville, as shown by map of record in Plat Cabinet A, Slide 252-D (formerly Map Book 8, page 8), 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 97 feet on the N/S of Daisey Street, extending back 130 feet on the W/S and 116 feet on the E/S and bearing a Street No. 2541 Daisey Street.

BEING the same property conveyed to Henry Hershaw, by Warranty Deed dated March 20, 1950, from Clarence Perry and wife Odie Perry, recorded in Deed Book 826, page 559, 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 Henry Hershaw, by Warranty Deed dated March 20, 1950, from Clarence Perry and wife Odie Perry, recorded in Deed Book 826, page 559, 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 restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Plat Cabinet A, Slide 252-D (formerly Map Book 8, page 8), in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,236.27

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,767.45

TAX ID: 095CD-001 **TAX SALE:** 25

TRUSTEE FILE: 498

OWNER(S) & ADDRESS(ES):

Elwood Roach and wife, Betty Roach a/k/a Bette Roach (both deceased)
Heirs of Bette Roach: Leslie Roach Blake (deceased); Elwood O. Roach, Jr. and Carlotta B. Roach
Heir of Leslie Roach Blake – Jessyca V. Blake
0 Victoria Avenue, Knoxville, TN 37915
2404 Victoria Avenue, Knoxville, TN 37915
55 S. Rose Blvd, Akron, OH 44302

COMMON DESCRIPTION:

0 Victoria Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in Civil District Number Twelve (12) of Knox County, Tennessee, within the 12th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 12, of the Park City Heights, as shown by map of record in Plat Cabinet B, Slide 59A (formerly Map Book 14, page 34), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; fronting 46 feet South side of Victoria Avenue by 150 feet depth along East side of Trigg Street.

BEING the same property conveyed to Elwood Roach and wife, Betty Roach, from H. David Cate, Clerk and Master of the Chancery Court at Knox County, Tennessee, by Clerk and Master's Deed dated March 29, 1971, and recorded on April 13, 1971 in Warranty Deed Book 1450, page 876, 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 Elwood Roach and wife, Betty Roach, from H. David Cate, Clerk and Master of the Chancery Court at Knox County, Tennessee, by Clerk and Master's Deed dated March 29, 1971, and recorded on April 13, 1971 in Warranty Deed Book 1450, page 876, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown in Plat Cabinet B, Slide 59A (formerly Map Book 14, page 34), in the Register's Office for Knox County, Tennessee.

2. Subject to a driveway entering and crossing Lot 12 to serve adjacent property located at 2404 Victoria Avenue, which is currently owned by Drive Financial Holdings LLC, as conveyed from Elwood Roach, Jr. and sister, Carlotta B. Roach by Quit Claim Deed recorded as Instrument Number 201802010045478, in the Register's Office for Knox County, Tennessee. No Access and Maintenance Agreement found record.

3. Subject to any and all probate concerns regarding deceased owners and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,482.42

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,196.45

TAX ID: 095CJ-001 **TAX SALE:** 25

TRUSTEE FILE: 499

OWNER(S) & ADDRESS(ES):

John Goss and wife, Minnie J. Goss
2200 Barker Avenue, Knoxville, TN 37915
1596 N. Renaud Road, Grosse Pointe, MI 48236
209 N.W. Chorale Way, Port Saint Lucie, FL 34986

COMMON DESCRIPTION:

2200 Barker Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in Civil District One of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 16 in Flowerland Improvement Company Addition, as shown by map of record in Map Cabinet A, Slide 252-D, formerly Map Book 8, page 8, 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 Northeast right of way of Addison Street; said found iron pin being situated at the point of intersection of the Northeast right of way of Addison Street and the Southeast right of way of Barker Avenue; thence from said found iron pin, North 59 deg. 01 min. East, 47.0 feet along the Southeast right of way of Barker Avenue to a found iron pin; thence from said found iron pin, South 22 deg. 45 min. East, 150.0 feet along the line of Lot 15 to a set iron pin in the Northwest right of way of an alley; thence from said set iron pin, South 59 deg. 01 min. West, 47.0 feet along the Northwest right of way of an alley to a found iron pin in the Northeast right of way of Addison Street; thence from said found iron pin, North 22 deg. 45 min. West, 150.0 feet along the Northeast right of way of Addison Street to a found iron pin; said found iron pin being the place of BEGINNING and according to the survey of Robert H. Waddell, Surveyor, Knoxville, Tennessee, dated 12 March 1987, bearing Drawing No. S-15,246.

BEING the same property conveyed to John Goss and wife, Minnie J. Goss, by Warranty Deed dated March 18, 1987, from Buford Jones and wife, Ruby Jones, recorded in Deed Book 1910, page 759, 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 John Goss and wife, Minnie J. Goss, by Warranty Deed dated March 18, 1987, from Buford Jones and wife, Ruby Jones, recorded in Deed Book 1910, page 759, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Federal Tax Lien, Department of the Treasury – Internal Revenue Service, dated October 22, 2021, against John & Minnie Goss, in the original amount of $58,519.44, recorded as Instrument Number 202110290035613, in the Register's Office for Knox County, Tennessee. **SERVE: U.S. Department of the Treasury, Internal Revenue Service, 1111 Constitution Avenue NW, Washington, DC 20224.**

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, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat of record in Plat Cabinet A, Slide 252-D, formerly Map Book 8, page 8, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,785.75

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,275.79

TAX ID: 095CK-024 **TAX SALE:** 25

TRUSTEE FILE: 500

OWNER(S) & ADDRESS(ES):

Aruluies Moore (Deceased) and wife Katherine P. Moore
2231 Barker Avenue, Knoxville, TN 37915
1527 Wilson Road, Knoxville, TN 37912

COMMON DESCRIPTION:

2231 Barker Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in Civil District One of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 24 of the Flowerland Improvement Company, as shown by map of record in Plat Cabinet A, Slide 252-D (formerly Map Book 8, page 8), in the Register's Office for Knox County, Tennessee; said lot fronting 50 feet on Barker Street and extending back between parallel lines 150 feet to an alley; and bearing City Code #12-182-03 E.

BEING the same property conveyed to Aruluies Moore and wife Katherine P. Moore, by Warranty Deed dated June 12, 1969, from Max M. Morrison and Clara K. Winick, as sole remaining stockholders of Custom Builders Inc., a corporation which has heretofore been dissolved, recorded June 16, 1969, in Deed Book 1408, page 503, 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 Aruluies Moore and wife Katherine P. Moore, by Warranty Deed dated June 12, 1969, from Max M. Morrison and Clara K. Winick, as sole remaining stockholders of Custom Builders Inc., a corporation which has heretofore been dissolved, recorded June 16, 1969, in Deed Book 1408, page 503, 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 affidavit dated October 20, 2014 and filed of record as Instrument Number 201410300024260, in the Register's Office for Knox County, Tennessee, Aruluies Moore died on or about September 16, 1994, being married to Katherine Moore at the time of his death. No probate file found 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

Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat in Map Book 8, page 8, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,511.17

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,235.17

TAX ID: 095CL-012 **TAX SALE:** 25

TRUSTEE FILE: 502

OWNER(S) & ADDRESS(ES):

Campbell Holland (Deceased)
0 Addison Street, Knoxville, TN 37915
400 E Ohio Street, Unit 1303, Chicago, IL 60611

COMMON DESCRIPTION:

0 Addison Street, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in First (formerly Second) Civil District of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being on the Northwest corner of the dividing line between Martha Hoard, the land of the undersigned, thence in a westerly direction Ninety Five feet (95 ft.) to a stake in widow Irwin's line, thence in a southerly direction Thirty One (31) feet to a stake, thence in an Easterly direction, Ninety Five feet (95) to a stake, thence in an northerly direction, (31) Thirty One feet to the Beginning.

BEING the same property conveyed to Campbell Holland, by Quit Claim Deed dated November 1, 1894, acknowledged April 29, 1901, and recorded July 20, 1903, in Deed Book 185, page 35, 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 Campbell Holland, by Quit Claim Deed dated November 1, 1894, acknowledged April 29, 1901, and recorded July 20, 1903, in Deed Book 185, page 35, 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:

Campbell Holland is deceased, his date of death is unknown. Per old tax card found, Catherine H. Patton of Birmingham, Alabama was supposedly an heir, there is also included with tax card, a copy of the death certificate for Catherine H. Patton, purportedly Theodore R. Patton, her husband, was her heir. We are unable to confirm any of this information.

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, setbacks, and matters shown on plat in the Register's Office for Knox County, Tennessee.

2. Survey required as property does not have a valid legal description.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $904.59

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $490.68

TAX ID: 095CL-013 **TAX SALE:** 25

TRUSTEE FILE: 503

OWNER(S) & ADDRESS(ES):

Pearlena Benn (Deceased)
Heirs of Pearlena Benn: Edna Benn Wynn (Deceased), Grady L. Benn, Jr. (Deceased), Charles Benn (Deceased), Harold J. Benn (Deceased) and Jerome H. Benn (Deceased)
Heirs of Edna Benn Wynn: Raleigh Wynn, Sr. (Deceased)
Devisee(s) of Raleigh Wynn, Sr.: Sheri Carter
Heirs of Grady L. Benn, Jr.: Ruth Sharp Benn and Grady Benn, III
Heirs of Charles Benn: Sequoyah Benn Parks, Gwynth Joaquina Abell, and Cherie Hardgrove
Heir of Jerome H. Benn: Jerome H. Benn, Jr.
0 Addison Street, Knoxville, TN 37915
2304 Brooks Road, Knoxville, TN 37915

COMMON DESCRIPTION:

0 Addison Street, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in the First Civil District (formerly Second) of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, fronting 75 feet on the West side of Addison Street by 100 foot depth bound on the North by property now or formerly owned by Holland, on the South by property now or formerly owned by Dickson, on the East by Addison Street, and on the West property now or formerly owned by Irwin.

BEING the same property conveyed to Pearlena Benn from Jane P. Wakefield by Warranty Deed dated November 12, 1962 and filed of record in Book 1217, Page 765, 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 Pearlena Benn from Jane P. Wakefield by Warranty Deed dated November 12, 1962 and filed of record in Book 1217, Page 765, 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:

Pearlena Benn died intestate on September 9, 1977 and is Probated in Docket No. P-77-031168, in the Chancery Court for Knox County, Tennessee, Probate Division. Pearlena Benn was predeceased by her husband, Grady W. Benn, Sr., on April 26, 1977. Pearlena Benn had six children, being listed as follows: Edna Benn Wynn, Grady L. Benn, Harold J. Benn, Jerome H. Benn, Charles Benn and Paul T. Benn. Paul Benn died on or about June 15, 1945, at the age of 14 years old. Edna Benn Wynn died on or about October 8, 1997. Per her obituary she was survived by husband Raleigh Wynn, Sr. No biological children listed. Raleigh Wynn Sr. died on or about April 30, 2017, devising all of his real property to daughter, Sheri Carter pursuant to his Will, probated in Docket No. 79085-1, in the Chancery Court for Knox County, Tennessee. Grady L. Benn, Jr. died on or about February 3, 2002, and per his obituary was survived by wife, Ruth Sharp Benn and son, Grady Benn, III. Jerome H. Benn died unmarried on or about December 31, 2002, and his sole heir was son, Jerome Benn, Sr. Harold Benn died on or about November 1, 2003, being unmarried and having no issue, his interest would pass to his siblings. Charles Benn died on or about June 16, 2015, per his obituary he was survived by daughters Sequoyah Benn Parks, Gwynth Joaquina Abell and Cherie Hardgrove.

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, setbacks, and matters shown on plat recorded, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding deceased owner and heirs, included but not limited to TennCare.

3. Subject to survey being highly recommended. No map found of record.

4. Subject to the truthfulness as stated in Warranty Deed (for other property owned by Pearlena Benn) recorded as Instrument Number 201711300033647, in the Register's Office for Knox County, Tennessee. No Heirship Affidavit found of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,631.47

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,409.06

TAX ID: 095CL-014 **TAX SALE:** 25

TRUSTEE FILE: 504

OWNER(S) & ADDRESS(ES):

Pearlena Benn (Deceased)
Heirs of Pearlena Benn: Edna Benn Wynn (Deceased), Grady L. Benn, Jr. (Deceased),
Charles Benn (Deceased), Harold J. Benn (Deceased) and Jerome H. Benn (Deceased)
Heirs of Edna Benn Wynn: Raleigh Wynn, Sr. (Deceased)
Devisee(s) of Raleigh Wynn, Sr.: Sheri Carter
Heirs of Grady L. Benn, Jr.: Ruth Sharp Benn and Grady Benn, III
Heirs of Charles Benn: Sequoyah Benn Parks, Gwynth Joaquina Abell, and Cherie Hardgrove
Heir of Jerome H. Benn: Jerome H. Benn, Jr.
0 Addison Street, Knoxville, TN 37915
3621 Lansing Avenue, Knoxville, TN 37914
8141 Oxbow Road, Westerville, OH 43082 (Gwynn Abell)

COMMON DESCRIPTION:

0 Addison Street, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in Civil District Number One (1) (formerly 2) of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the West line of Addison Street, distant in a Northerly direction 502 feet from the Northern line of Brooks Avenue, where the Western line of Addison Street, intersects same; thence, South 64 deg. 50 min. West, 90.1 feet to an iron pin; thence, North 19 deg. 50 min. West, 97 feet to an iron pin in the line of property now or formerly owned by Tallent; thence, North 71 deg. 50 min. East, 89 feet to an iron pin in the Western line of Addison Street; thence, with the Western line of Addison Street, South 20 deg. 30 min. East, 86 feet to the point of BEGINNING.

BEING the same property conveyed to Pearlena Benn, from Marie G. Ashe, widow of James A. Ashe, by Warranty Deed dated November 12, 1962, and recorded on November 19, 1962 in Warranty Deed Book 1217, page 763, 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 Pearlena Benn, from Marie G. Ashe, widow of James A. Ashe, by Warranty Deed dated November 12, 1962, and recorded on November 19, 1962 in Warranty Deed Book 1217, page 763, 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:

Pearlena Benn died intestate on September 9, 1977 and is Probated in Docket No. P-77-031168, in the Chancery Court for Knox County, Tennessee, Probate Division. Pearlena Benn was predeceased by her husband, Grady W. Benn, Sr., on April 26, 1977. Pearlena Benn had six children, being listed as follows: Edna Benn Wynn, Grady L. Benn, Harold J. Benn, Jerome H. Benn, Charles Benn and Paul T. Benn. Paul Benn died on or about June 15, 1945, at the age of 14 years old. Edna Benn Wynn died on or about October 8, 1997. Per her obituary she was survived by husband Raleigh Wynn, Sr. No biological children listed. Raleigh Wynn Sr. died on or about April 30, 2017, devising all of his real property to daughter, Sheri Carter pursuant to his Will, probated in Docket No. 79085-1, in the Chancery Court for Knox County, Tennessee. Grady L. Benn, Jr. died on or about February 3, 2002, and per his obituary was survived by wife, Ruth Sharp Benn and son, Grady Benn, III. Jerome H. Benn died unmarried on or about December 31, 2002, and his sole heir was son, Jerome Benn, Sr. Harold Benn died on or about November 1, 2003, being unmarried and having no issue, his interest would pass to his siblings. Charles Benn died on or about June 16, 2015, per his obituary he was survived by daughters Sequoyah Benn Parks, Gwynth Joaquina Abell and Cherie Hardgrove.

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, setbacks, and matters shown on plat recorded, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding deceased owner and heirs, included but not limited to TennCare.

3. Subject to survey being highly recommended. No map found of record.

4. Subject to the truthfulness as stated in Warranty Deed (for other property owned by Pearlena Benn) recorded as Instrument Number 201711300033647, in the Register's Office for Knox County, Tennessee. No Heirship Affidavit found of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,742.49

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,563.64

TAX ID: 095DC-006 **TAX SALE:** 25

TRUSTEE FILE: 505

OWNER(S) & ADDRESS(ES):

Ray A. Hyde and wife, Mamie S. Hyde
2820 Delrose Drive, Knoxville, TN 37914
PO Box 27468, Knoxville, TN 37927
85 Shady Lane, Luttrell, TN 37779

COMMON DESCRIPTION:

2820 Delrose Drive, Knoxville, TN 37914

LEGAL DESCRIPTION:

SITUATED in Civil District Number Two (2) of Knox County, Tennessee, and within the 30th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 12R2, Revision of Lot 12, of the Craigland Addition to Knoxville, as shown by map of record as Instrument Number 200501070054799, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for more particular description.

BEING the same property conveyed to Ray A. Hyde and wife, Mamie S. Hyde, from Beth Carson, unmarried, and Joshua McGill, unmarried, by Quit Claim Deed dated June 25, 2007, and recorded on June 27, 2007 as Instrument Number 200706270106600, 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 Ray A. Hyde and wife, Mamie S. Hyde, from Beth Carson, unmarried, and Joshua McGill, unmarried, by Quit Claim Deed dated June 25, 2007, and recorded on June 27, 2007 as Instrument Number 200706270106600, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Order Extending Judgment in favor of Truist Bank f/k/a Branch Banking and Trust Company, against Ray A. Hyde, in the original amount of $32,406.05, not including penalties and interest, if applicable, and recorded on April 26, 2021 as Instrument Number 202104260088194, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203.**

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, setbacks, and matters shown on plat recorded as Instrument Number 200501070054799 and parent plat in (Plat Cabinet B, Slide 201D (formerly Map Book 17, page 12), in the Register's Office for Knox County, Tennessee.

2. Subject to Utility and Drainage Easements, 5 feet each side of all interior lot lines, and 10 feet inside all exterior lot lines and road right-of-ways, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

3. Subject to restrictions of record in prior deed of record in Book 773, Page 473, in the Register's Office for Knox County, Tennessee.

4. Subject to easement of record in Book 1429, Page 453, in the Register's Office for Knox County, Tennessee.

5. Subject to any constitutional or statutory rights of redemption of the prior owners from the 2001 Knox County tax sale.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,428.40

TAX ID: 095FB-006 **TAX SALE:** 25

TRUSTEE FILE: 506

OWNER(S) & ADDRESS(ES):

Bessie Drew (Deceased), Walter Lee Williams (Deceased) and Willie Williams (Deceased)
Heirs of Bessie Drew a/k/a Bessie Love: Walter Lee Williams (Deceased), Willie Williams a/k/a Willie P. Williams, Sr. (Deceased), Marion O. Williams and Marie Williams Johnson
Heirs of Walter Lee Williams: Barbara McGill Williams, Dr. Walter Lee Williams, Jr., and Robert Victor Williams
Heirs of Willie P. Williams, Sr.: Eddie Mae Williams (Deceased), Annie M. Dubose, Willie P. Williams, Jr., Roxie V. Rodgers, Michael Jackson Williams, and Lynne Marie Williams
2144 Dandridge Avenue, Knoxville, TN 37915
C/O Mrs. Marie Laudermilk 2425 Hoitt Avenue, Knoxville, TN 37917

COMMON DESCRIPTION:

2144 Dandridge Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in District No. One of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and known and designated as all of Lot 1, Block 3 of Chilhowee Park, according to the Survey of W.E. Lack, Civil Engineer, Knoxville, Tennessee, dated February 1934 and being more particularly described as follows, to-wit:

BEGINNING at a stake in the South line of Dandridge Avenue, where the same intersects the East line of Wilder Street (formerly Chewalla Street); thence, Southerly along the East line of Wilder Street (formerly Chewalla Street), 340 feet, 2 inches, more or less to a stake in the North line of Wyoming Avenue; thence, Easterly along the North line of Wyoming Avenue, 150 feet to a stake; thence, Northerly parallel with the first line herein, 350 feet, 5 inches, more or less to a stake in the South line of Dandridge Avenue; thence Westerly along the South line of Dandridge Avenue, 150 feet to the place of BEGINNING.

BEING the same property conveyed to Bessie Drew, Walter Lee Williams and Willie Williams from Lester Bravel Cordell and wife, Lois June Cordell by Warranty Deed dated June 25, 1949, and filed of record in Book 813, Page 127, 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 Bessie Drew, Walter Lee Williams and Willie Williams from Lester Bravel Cordell and wife, Lois June Cordell by Warranty Deed dated June

25, 1949, and filed of record in Book813, Page 127, 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:

Bessie Drew, being one in the same person as Bessie Love, died on or about July 9, 1979. Her children are believed to be Walter Lee Williams, Willie P. Williams, Sr., Marion O. Williams and Marie Williams Johnson. Walter Lee Williams died on or about October 27, 2017, per his obituary he was survived by wife, Barbara McGill Williams and sons, Dr. Walter Lee Williams, Jr. and Robert Victor Williams. Willie Williams, being one in the same person as Willie P. Williams, Sr. died on or about January 8, 2002, per his obituary he was survived by wife, Eddie Mae Williams, daughters Annie M. Dubose and Roxie V. Rodgers, and son Willie P. Williams, Jr. It is also believed that Willie P. Williams, Sr. had 2 additional children, possibly from a prior marriage: Michael Jackson Williams and Lynne Marie Williams. Eddie Mae Williams died on or about April 26, 2003. No probate found in Knox County for Bessie Drew a/k/a Bessie Love, Walter Lee Williams or Willie Williams a/k/a Willie P. Williams, Sr.

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

OTHER MATTERS AFFECTING TITLE

1. Subject to a possible Order against Lynne M. Williams, Michael Jackson Williams and Willie P. Williams, Jr., in Docket No. 197023-3, in the Chancery Court for Knox County, Tennessee, and as Instrument Number 201905210068771, in the Register's Office for Knox County, Tennessee. It is believed that this pertains to property located at 1721 Birdsong Street, however, additional information needed to verify that it does not affect the subject property.

2. Subject to any probate concerns including but not limited to TennCare for all deceased parties.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,405.92

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $9,770.02

TAX ID: 095FE-019 **TAX SALE:** 25

TRUSTEE FILE: 510

OWNER(S) & ADDRESS(ES):

J. C. Hall and Anna B. Hall (both believed to be deceased)
Unknown Heirs of J. C. Hall
Unknown Heirs of Anna B. Hall
0 Riverside Drive, Knoxville, TN 37915
2539 Buffat Road, Knoxville, TN 37917

COMMON DESCRIPTION:

0 Riverside Drive, Knoxville, TN 37915
Lot 3

LEGAL DESCRIPTION:

SITUATED in the First Civil District of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being all of Lot No. 3, Block A, Riverview Gardens, as shown by map of record in Plat Cabinet A, Slide 208D (formerly Map Book 6, page 95), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; fronting 50-feet on the North side of Riverside Drive by 150 feet depth.

BEING the same property conveyed to J. C. Hall and Anna B. Hall, by Deed dated May 26, 1950, from the City of Knoxville, Tennessee, a Municipal Corporation of Knox County, Tennessee, and recorded on September 13, 1959 in Warranty Deed Book 1119, page 57, 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. C. Hall and Anna B. Hall, by Deed dated May 26, 1950, from the City of Knoxville, Tennessee, a Municipal Corporation of Knox County, Tennessee, and recorded on September 13, 1959 in Warranty Deed Book 1119, page 57, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien in favor of the City of Knoxville dated November 7, 2016, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on November 7, 2016 as Instrument Number 201611070029868, in the Register's Office for Knox County, Tennessee.

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

Our search found an Anna B. Hall that died on or about July 22, 1995, if she is one in the same person as Anna Belle Hall. If same person, the estate of Anna Belle Hall was probated in Docket #51948-2, in the Chancery Court for Knox County, Tennessee, with her Last Will and Testament filed in Will Book 107, page 890. Per that Will, her real estate is to go to nephew, Robert E. Bodenheimer, but no specific property is referenced. It is also believed that J. C. Hall is deceased but without further information, we are unable to determine further information, and there is no reference to a J.C. Hall on the above-mentioned Will. Per the tax card, Anna B. Hall is c/o Anna E. Hall and there are no references to an Anna E. Hall on the Will of Anna Belle Hall, as notated above. We are unable to ascertain if Anna Belle Hall is one in the same person as the Anna B. Hall vested in title without further information. It is unknown if Anna E. Hall is one in the same person as the Anna B. Hall vested in title. It is also unknown if John Clinton Hall is one in the same person as J.C. Hall vested in title.

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

OTHER MATTERS AFFECTING TITLE:

1. Subject to all matters, easements, setbacks, etc. as shown on plat of record in Plat Cabinet A, Slide 208D (formerly Map Book 6, page 95), in the in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns, including but not limited to TennCare, if applicable.

3. We also found an Anna E. Hall that died in 1969, who had a brother named John Clinton Hall, who died in 1970.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,529.75

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,273.69

TAX ID: 095FF-026 **TAX SALE:** 25

TRUSTEE FILE: 511

OWNER(S) & ADDRESS(ES):

Alpine Properties, LLC (Dissolved)
Successors in Interest to Alpine Properties, LLC
1616 Wilder Place, Knoxville, TN 37915

COMMON DESCRIPTION:

1616 Wilder Place, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in the 1st (formerly 2nd) Civil District of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, being known and designated as all of Lot 12, Block D, Woods Resubdivision of Lots 11, 12, and 13, Block D, Vance and Farris Addition to Knoxville, Tennessee, as shown by map of said Re-Subdivision of record in Plat Cabinet A, Slide 259-B (formerly Map Book 8, page 31), of the Register's Office for Knox County, Tennessee; said lot lying and being situated on the Eastern side of Wilder Place, and having frontage of 50 feet thereon and running back between parallel lines in an Easterly direction 150 feet, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the Eastern line of Wilder Place, distant in a Northerly direction 50 feet from the point of intersection of the Eastern line of Wilder Place with the Northen line of Seminole Avenue; and running thence in a Northerly direction with the Eastern line of Wilder Place 50 feet to a point; thence in a Easterly direction on a line parallel with the Northern line of Seminole Avenue 150 feet to a point; thence in a Westerly direction on a line parallel with the second line herein 150 feet to the Eastern line of Wilder Place to the point of BEGINNING, as shown by survey of Holt and Lack, Engineers, Knoxville, Tennessee, bearing date July 8, 1926.

BEING the same property conveyed to Alpine Properties, LLC by Warranty Deed dated June 2, 2003, from Justine Miller, recorded as Instrument Number 200306110114876, 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 Alpine Properties, LLC by Warranty Deed dated June 2, 2003, from Justine Miller, recorded as Instrument Number 200306110114876, in the Register's Office for Knox County, Tennessee. **INTERESTED PERSONS (ENCUMBRANCES):**

1. Neighborhood Codes Enforcement recorded a Complaint on February 10, 2004 as Instrument Number 200402100076640; in the Register's Office for Knox County, Tennessee.

2. Neighborhood Codes Enforcement recorded a Complaint on March 4, 2004 as Instrument Number 200403040002957; and an Order on April 12, 2004 as Instrument Number 200404120093952; in the Register's Office for Knox County, Tennessee. And subsequently a Release of Better Building Board Complaint and Order recorded on July 2, 2018 as Instrument Number 201807020000144 in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville dated August 18, 2014, in the original amount of $233.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201408190010439, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville dated March 16, 2015, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201503170049675, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville dated September 14, 2015, in the original amount of $332.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201509150017416, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien in favor of the City of Knoxville dated November 23, 2015, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201511230032117, in the Register's Office for Knox County, Tennessee.

7. Notice of Lien in favor of the City of Knoxville dated August 17, 2016, in the original amount of $343.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201608180011382, in the Register's Office for Knox County, Tennessee.

8. Notice of Lien in favor of the City of Knoxville dated October 17, 2016, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201610170024937, in the Register's Office for Knox County, Tennessee.

9. Notice of Lien in favor of the City of Knoxville dated January 17, 2017, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201701180044773, in the Register's Office for Knox County, Tennessee.

10. Notice of Lien in favor of the City of Knoxville dated August 2, 2017, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201708030007778, in the Register's Office for Knox County, Tennessee.

11. Notice of Lien in favor of the City of Knoxville dated February 8, 2018, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201802090047201, in the Register's Office for Knox County, Tennessee.

12. Notice of Lien in favor of the City of Knoxville dated July 25, 2018, in the original amount of $167.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201807260005534, in the Register's Office for Knox County, Tennessee.

13. Notice of Lien in favor of the City of Knoxville dated November 7, 2018, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201811070029420, in the Register's Office for Knox County, Tennessee.

14. Deed of Trust dated August 22, 2005, from Alpine Properties, LLC, to Verlinda Robinson, Trustee for the benefit of Michiko Shearer, in the original amount of $10,000.00, recorded as Instrument Number 200509290029050, in the Register's Office for Knox County, Tennessee. Unable to locate a Registered Agent or Lender address for Michiko Shearer. **SERVE: Trustee – Verlinda Robinson, address believed to be 1579 Marianna Street, Memphis, TN 38114, according to the Deed of Trust of Record.**

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, setback lines, restrictions, and all matters shown on map or plat of record in Plat Cabinet A, Slide 259-B (formerly Map Book 8, Page 31), in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions of record in Book 432, Page 119, in the Register's Office for Knox County, Tennessee.

3. A Complaint was found from the United States Securities and Exchange Commission vs. James Thomas Webb, Alpine Properties, LLC, and other defendants and counter defendants, in the United States District Court Southern District of Florida. Said complaint entered November 17, 2007 asks the court to among other things freeze assets of the defendants, and order monetary penalties. We are uncertain of the current disposition of this case and its effect, if any, on the subject property. It is recommended to serve the United States Securities and Exchange Commission. **SERVE: United States Securities and Exchange Commission, Division of Enforcement, 100 F Street, N.E., Washington, DC 20549-4631**.

4. Alpine Properties, LLC was a North Carolina limited liability company. It is listed as Administratively Dissolved with the North Carolina Secretary of State. Additional information is needed to determine the Successors in Interest of the limited liability company.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,732.42

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,544.31

TAX ID: 095FH-002 **TAX SALE:** 25

TRUSTEE FILE: 512

OWNER(S) & ADDRESS(ES):

Carolyn S. Hicks, married, and W. M. Scates, unmarried widower (both deceased)
Known heir: Tracy Hicks McKinley
2004 Natchez Avenue, Knoxville, TN 37915

COMMON DESCRIPTION:

2004 Natchez Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in Civil District Number Two (2) of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, more particularly bounded and described as follows, being known and designated as all of Lot No. 2, in Block F, of the Riverview Terrace and Riverview Gardens Addition to the City of Knoxville, Tennessee, as shown by map of said Addition of record in Plat Cabinet B, Slide 89D (formerly Map Book 14, page 157), in the Register's Office of Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; said property having frontage of 50.32 feet on the Southern side of Natchez Avenue and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the Southern line of Natchez Avenue distant in an Easterly direction 55.14 feet from the point of intersection of the Southern line of Natchez Avenue with the Eastern line of Hall Street, said point of beginning marking the Northeast corner of Lot No. 1 in said Block of said Addition; thence, 30 deg. East along the common dividing line between Lots 1 and 2, in said Block of said Addition, 160.69 feet to a point, said point marking common corner to Lots 1, 2, 19, and 20, in said Block of said Addition; thence, North 60 deg. East along the common dividing line between Lots 2 and 19 in said Block of said Addition, 50 feet to a point, said point marking common corner to Lots 2, 3, 18, and 19, in said Block of said Addition; thence, North 30 deg. West, along the common dividing line between Lots 2 and 3, in said Block of said Addition and on a line parallel with the first line herein, 155.01 feet to a point in the Southern line of Natchez Avenue; thence, South 66 deg. 29 min. West, along the Southern line of Natchez Avenue, 50.32 feet to a point, the place of beginning, as shown by survey of W. E. Lack, Engineer, Knoxville, Tennessee, dated 8th day of February 1947, said premises are improved with dwelling house bearing City No. 2004 Natchez Avenue, Knoxville, Tennessee.

THIS CONVEYANCE is made subject to the conditions, reservations and restrictions as contained in Deed Book 684, Page 67, in the Register's Office for Knox County, Tennessee, and subject to any easement or easements affecting the premises as shown by Map of said Addition.

BEING the same property conveyed to Carolyn S. Hick, married, and W. M. Scates, unmarried widower, as Joint Tenants with Rights of Survivorship, by Quit Claim Deed dated February 23, 2008, from W. M. Scates, unmarried widower, and recorded on February 27, 2008 as Instrument Number 200802270063914, 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 Carolyn S. Hick, married, and W. M. Scates, unmarried widower, as Joint Tenants with Rights of Survivorship, by Quit Claim Deed dated February 23, 2008, from W. M. Scates, unmarried widower, and recorded on February 27, 2008 as Instrument Number 200802270063914, in the Register's Office for Knox County, Tennessee. **INTERESTED PERSONS (ENCUMBRANCES):**

1. Neighborhood Codes Enforcement recorded a Complaint on July 14, 2017 as Instrument Number 201707140002846; and Order on August 23, 2017 as Instrument Number 201708230012420, in the Register's Office for Knox County, Tennessee. **SERVE: Neighborhood Codes Enforcement, 400 Main Street #465, Knoxville, TN 37902.**

2. Notice of Lien in favor of the City of Knoxville dated 1/22/2018, in the original amount of $266.00, not including penalties and interest, if applicable, and recorded as Instrument Number 201801220043275, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville dated September 18, 2018, in the original amount of $191.75, not including penalties and interest, if applicable, and recorded as Instrument Number 201809180018033, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien by City of Knoxville, dated November 26, 2018, in the original amount of $7,941.10, and recorded as Instrument Number 201811270032814, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville dated July 25, 2019, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded as Instrument Number 201907250006024, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien in favor of the City of Knoxville dated November 20, 2019, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded as Instrument Number 201911200035328, in the Register's Office for Knox County, Tennessee.

7. Notice of Lien in favor of the City of Knoxville dated April 15, 2024, in the original amount of $224.20, not including penalties and interest, if applicable, and recorded as Instrument Number 202404150050737, in the Register's Office for Knox County, Tennessee.

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

W. M. Scates died intestate on or about March 2, 2008, being probated in Docket # P-08-673232, in the Chancery Court for Knox County, Tennessee, Probate Division, however, held title with rights of survivorship. Carolyn Hicks died intestate on or about December 19, 2015, and was probated in Docket Number P-16-782601, in the Chancery Court for Knox County, Tennessee, Probate Division, naming sole heir at law as daughter, Tracy Hicks McKinley; Stephen C. Walling, 709 Market Street, Knoxville, TN 37902, is listed as the Administrator Ad Litem for the Estate of Carolyn S. Hicks and Rufus W. Beamer, Jr., 707 Market Street, Knoxville, TN 37902, is listed as the as Administrator DBN of the Estate of William McKinley Scates; an Order Closing the Estate of Carolyn Hicks was signed November 1, 2019. See Affidavit of Heirship regarding prior owner, wife of W.M. Scates and mother of Carolyn Hicks, by Jerry Nelson Watkins stating he personally knew Zoe Alice Scates, who was the wife of W. M. Scates and predeceased him, having died on or about October 19, 2003, said Affidavit dated February 25, 2008 and recorded as Instrument Number 200802270063907, 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. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown in Plat Cabinet B, Slide 89D (formerly Map Book 14, page 157), in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions of record in Deed Book 684, page 67, in the Register's Office for Knox County, Tennessee.

3. Subject to any and all probate concerns as to deceased owner, and heir(s), including but not limited to TennCare.

4. Subject to possible encroachment of home located at 2008 Natchez Avenue, as shown by KGIS map.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,474.14

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,274.78

TAX ID: 095FH-026 **TAX SALE:** 25

TRUSTEE FILE: 513

OWNER(S) & ADDRESS(ES):

H. L. Glover and wife, Estella W. Glover (both deceased)
Heirs: Betty Bagley, Helen Fuller, Wanda Glover, Harvey Glover
2020 Seminole Avenue, Knoxville, TN 37915

COMMON DESCRIPTION:

2020 Seminole Avenue, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in District No. One, formerly Two, of Knox County, Tennessee and within the 12th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 6, Block G, in the Resubdivision of Riverview Terrace and Riverview Gardens Addition, as shown on plat of record in Plat Cabinet B, Slide 89-D, formerly Map Book 14, Page 157, in the Register's Office for Knox County, Tennessee, and according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, dated September 13, 1960.

BEING THE SAME PROPERTY conveyed to H.L. Glover and wife, Estella W. Glover from J.B. Anderson and wife, Pearl A. Anderson by Warranty Deed dated September 20, 1960, and filed of record in Book 1155, Page 95, 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 H.L. Glover and wife, Estella W. Glover from J.B. Anderson and wife, Pearl A. Anderson by Warranty Deed dated September 20, 1960, and filed of record in Book 1155, Page 95, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville dated August 15, 2014, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201408130009369, in the Register's Office for Knox County, Tennessee.
2. Notice of Lien in favor of the City of Knoxville dated November 6, 2014, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201411070025878, in the Register's Office for Knox County, Tennessee.
3. Notice of Lien in favor of the City of Knoxville dated September 14, 2015, in the original amount of $332.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201509150017395, in the Register's Office for Knox County, Tennessee.
4. Notice of Lien in favor of the City of Knoxville dated February 2, 2016, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201602030045013, in the Register's Office for Knox County, Tennessee.
5. Notice of Lien in favor of the City of Knoxville dated August 17, 2016, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 20160818001324, in the Register's Office for Knox County, Tennessee.
6. Notice of Lien in favor of the City of Knoxville dated November 7, 2016, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201611070029920, in the Register's Office for Knox County, Tennessee.
7. Notice of Lien in favor of the City of Knoxville dated July 24, 2017, in the original amount of $277.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201707250005297, in the Register's Office for Knox County, Tennessee.
8. Notice of Lien in favor of the City of Knoxville dated November 30, 2017, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201712040034266, in the Register's Office for Knox County, Tennessee.
9. Notice of Lien in favor of the City of Knoxville dated August 21, 2018, in the original amount of $167.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201808220012139, in the Register's Office for Knox County, Tennessee.
10. Notice of Lien in favor of the City of Knoxville dated October 19, 2018, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201810220025634, in the Register's Office for Knox County, Tennessee.
11. Notice of Lien in favor of the City of Knoxville dated December 3, 2018, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201812040034279, in the Register's Office for Knox County, Tennessee.
12. Notice of Lien in favor of the City of Knoxville dated July 24, 2019, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201907250006026, in the Register's Office for Knox County, Tennessee.
13. Notice of Lien in favor of the City of Knoxville dated September 25, 2019, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201909260021523, in the Register's Office for Knox County, Tennessee.
14. Notice of Lien in favor of the City of Knoxville dated November 19, 2019, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201911200035299, in the Register's Office for Knox County, Tennessee.
15. Notice of Lien in favor of the City of Knoxville dated August 16, 2021, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 202108180014042, in the Register's Office for Knox County, Tennessee.
16. Notice of Lien in favor of the City of Knoxville dated February 21, 2022, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 202202220064896, in the Register's Office for Knox County, Tennessee.

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

H.L. Glover died on or about April 22, 1970. Per his obituary he was survived by wife, Estelle Glover, Daughters: Mrs. Betty Bagley, Mrs. Helen Fuller, and Miss Wanda Glover, and Son: Harvey Glover. It is believed that Estelle Glover died on or about March 14, 1990, no obituary found to determine if her heirs are one in the same as the children listed in H.L. Glover's obituary.

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

OTHER MATTERS AFFECTING TITLE:

Subject to easements, setback lines, restrictions, and all matters shown on map or plat of record in Plat Cabinet B, Slide 89-D, formerly Map Book 14, Page 157, in the Register's Office for KNOX County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,631.47

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,409.06

TAX ID: 095GK-024 **TAX SALE:** 25

TRUSTEE FILE: 516

OWNER(S) & ADDRESS(ES):

Omie, Inc. (Inactive/Dissolved)
Shareholders of Omie, Inc.
0 Prospect Place, Knoxville, TN 37915
PO Box 50428, Knoxville, TN 37950

COMMON DESCRIPTION:

0 Prospect Place, Knoxville, TN 37915

LEGAL DESCRIPTION:

SITUATED in the 1st (formerly 2nd) District of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 37, Block 7, Morningside Land Company Addition, as shown on the map of the same of record in Plat Cabinet A, Slide 225C (formerly Map Book 7, page 49), 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 50 feet on the Northwest side of Prospect Place by 90 feet depth on the West Line, 105.3 feet depth on the East line and 74 feet in rear.

BEING the same property conveyed to Omie, Inc. by Trustee's Deed dated May 27, 1980, from Bob R. McGee, Substitute Trustee, recorded in Book 1709, Page 80, 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 Omie, Inc. by Trustee's Deed dated May 27, 1980, from Bob R. McGee, Substitute Trustee, recorded in Book 1709, Page 80, 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:

1. Omie, Inc., is inactive with the State of Tennessee and was administratively dissolved on or about June 16, 2000. Additional information is needed to determine the shareholders of Omie, Inc.
2. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on plat recorded in Plat Cabinet A, Slide 225C (formerly Map Book 7, Page 49), in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,467.82

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,177.09

TAX ID: 095IA-032 **TAX SALE:** 25

TRUSTEE FILE: 519

OWNER(S) & ADDRESS(ES):

Ephant Group – Hope, LLC
Registered Agent:
Hardikkumar Patel
5335 Central Avenue Pike, Knoxville, TN 37912
428 S. Gay Street, Knoxville, TN 37902
5335 Central Avenue Pike, Knoxville, TN 37912

COMMON DESCRIPTION:

428 S. Gay Street, Knoxville, TN 37902

LEGAL DESCRIPTION:

SITUATED in Civil District Number Two (2) of Knox County, Tennessee, and within the 6th Ward of the City of Knoxville, Tennessee, and being that certain lot with a store house thereon, situated on the East side of Gay Street, bounded and described as follows:

BEGINNING at the Northwest corner of a lot conveyed to E. J. Sanford and O. F. Hill on May 3, 1871, by C. J. McClung, and running East at right angles to Gay Street, and along the North line of said Sanford and Hill lot 154 feet to an alley; thence, North along the West line of said alley, 27 feet to the Southeast corner of a lot owned by W. W. Woodruff; thence, West along the South line of said Woodruff lot and at right angles to Gay Street, 184 feet to the Eastern line of Gay Street; thence, South along the East line of Gay Street, 27 feet to the BEGINNING.

INCLUDED in the above description, but EXCLUDED from this conveyance is that portion conveyed to the City of Knoxville by deed of record in Book 2144, Page 823, being more particularly described as follows:

Beginning at a point at the intersection of the north Right-of-Way line of Union Avenue and the west line of Fire Street; thence with the west line of Fire Street, northwardly approximately 360 feet to a point in the west line of Fire Street and corner to CLT Tax Map parcel 95-I-A-38; thence crossing Fire Street, eastwardly approximately 25 feet to a point in the east line of Fire Street; thence with the east line of Fire Street, southwardly approximately 360 to a point in the east line of Fire Street and the north Right-of-Way line of Union Avenue; thence with the north Right-of-Way line of Union Avenue, westwardly approximately 25 feet to the POINT OF BEGINNING, all the dimensions are approximate and the concrete walkway has varying dimensions.

It is the intent of this description to include all of the concrete walkway and its appurtenances, and the rear building screens, all known as the "Gay Street Promenade."

There is also conveyed to the City of Knoxville, its agents and employees, a permanent easement at the rear or east side of said Parcel 32 for ingress, egress, and access to the concrete walkway, its appurtenances, and the building screens for equipment and personnel for construction, maintenance, alterations, removal, or additions.

BEING the same property conveyed to Ephant Group - Hope, LLC, a Tennessee limited liability company, by Warranty Deed dated May 24, 2021, from Break One, LLC, a Florida limited liability company, and recorded on May 27, 2021 as Instrument Number 202105270097764, 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 Ephant Group - Hope, LLC, a Tennessee limited liability company, by Warranty Deed dated May 24, 2021, from Break One, LLC, a Florida limited liability company, and recorded on May 27, 2021 as Instrument Number 202105270097764, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Construction Deed of Trust dated January 14, 2022, from Ephant Group - Hope, LLC, a Tennessee limited liability company to Pointer Title Services, Inc., Trustee for the benefit of One Bank of Tennessee, in the original amount of $6,400,000.00, and recorded on January 21, 2022 as Instrument Number 202201210057050, in the Register's Office for Knox County, Tennessee. Said Deed of Trust was signed in conjunction with Assignment of Rents dated January 14, 2022, from Ephant Group - Hope, LLC, a Tennessee limited liability company, to One Bank of Tennessee, and recorded as Instrument Number 202201210057051, in the Register's Office for Knox County, Tennessee. An Agreement to Extend Lien of Deed of Trust, dated December 6, 2022, from Ephant Group – Hope, LLC, a Tennessee limited liability company, to One Bank of Tennessee, extending maturity date, and recorded on December 12, 2022 as Instrument Number 202212120034126, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT:** One Bank of Tennessee, David Kinchler, Registered Agent, 140 S. Jefferson Avenue, Cookeville, TN 38501-3425. **SERVE TRUSTEE: Pointer Title Services, Inc., 120 S. Jefferson Avenue, Suite C,Cookeville, TN 38501-3425.**
2. UCC Financing Statement from Ephant Group – Hope, LLC in favor of One Bank of Tennessee, in the original amount of $6,400,000.00 and recorded on January 27, 2022 as Instrument Number 202201270058594, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: One Bank of Tennessee, David Kinchler, Registered Agent, 140 S. Jefferson Avenue, Cookeville, TN 38501-33425.**
3. Deed of Trust, Security Agreement, and Fixture Filing dated March 25, 2024, from Ephant Group – Hope, LLC, a Tennessee limited liability company, to John G. Brock, Esq., Trustee for the benefit of Sidecar Investco, LLC., in the original amount of $1,000,000.00, and recorded on March 26, 2024 as Instrument Number 202403260046513, in the Register's Office for Knox County, Tennessee. Said Deed of Trust was executed concurrently with Deed of Trust, Security Agreement, and Fixture Filing that cross-collaterized additional property, and recorded as Instrument Number 202403260046512, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: Sidecar Investco, LLC, Chestnut Business Services, LLC, Registered Agent, 311 Park Place Blvd., Suite 300, Clearwater, FL 33758. SERVE TRUSTEE: John G. Brock, Esq., 265 Brookview Center Way, Suite 604, Knoxville, TN 37919-4066.**

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

Subject property was originally owned by Hugh W. Sanford, who died in 1961. A Trust was set up through his estate and through said Trust of The JP Morgan Trust Company of Delaware, as Successor Trustee, and Cornelius C. Bond, as Trustee under the Will of Hugh W. Sanford, conveyed subject property on January 7, 2002, as Instrument Number 200201110056646, in the Register's Office for Knox County, Tennessee. It cannot be determined at this time if the Trust was still active at time of conveyance.

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

OTHER MATTERS AFFECTING TITLE:

1. Subject to Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by map of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to Knoxville City tax card showing different assessment amount compared to Knox County tax card.
3. Subject to rights of tenants and any unrecorded leases of record.
4. Subject to party walls.
5. Subject to Easement Agreement dated April 29, 2021, by and between the City of Knoxville, Tennessee, and Break One, LLC, a Florida limited liability company, and recorded as Instrument Number 202105130093672, in the Register's Office for Knox County, Tennessee.
6. Subject to an Easement by and between First Tennessee Bank National Association, successor to Valley Fidelity Bank, and City of Knoxville, dated January 31, 1994, and recorded in Deed Book 2144, page 823, in the Register's Office for Knox County, Tennessee.
7. Subject to a survey being highly recommended as there is no map of record and vague legal description.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $30,754.86

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $196,720.18

TAX ID: 095MD-012 **TAX SALE:** 25

TRUSTEE FILE: 522

OWNER(S) & ADDRESS(ES):

William Charles Noe and wife, Bobbie Jean Noe (Both Deceased)
Heirs of William Charles Noe: William C. Noe, Jr. (Deceased), James Harvey Noe (Deceased); Carroll Eugene Noe (Deceased), Jeri Noe
Unknown Heirs of William C. Noe, Jr.
Heirs of James Harvey Noe: Virginia Noe, Marie Nicole, Shawn, Jeremiah and Drew (no last names in obituary)
Heirs of Carroll Eugne Noe: Michael Percha, Jennifer Goodwin, Joseph Noe, Sarah Noe, Crystal Noe and Brandon Noe
2510 Home Street, Knoxville, TN 37920

COMMON DESCRIPTION:

2510 Home Street, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District No. Three (old 14th) of Knox County, Tennessee, and in the 26th Ward of the City of Knoxville, Tennessee, and being a part of the I.J. Johnson tract and lying on the Island Home Pike two and a half miles from Knoxville, Tennessee, and being all of Lot 4 in the partition of the land of I. J. Johnson, Jr., deceased, and adjoining the lands of the Deaf and Dumb School, and being described as follows.

FRONTING 125 ft., on the North side of the Island Home Pike and running back between parallel lines of North 7 deg. West, 350 ft. to the South side of Ota Street, and bounded on the West by Home Street and on the East side by Lot 5 and including a dwelling house created thereon, and being the same property conveyed to Mary Catherine French by deed of Margaret Johnson Griffith dated December 22, 1930, and duly of record in the Register's Office for Knox County, Tennessee.

LESS AND EXCEPT THAT PORTION of the property conveyed to William Webb and wife, Anne Webb, from William Charles Noe, married, by Warranty Deed dated July 27, 2005, and recorded as Instrument Number 200508020010058, in the Register's Office for Knox County, Tennessee.

BEING PART OF the same property conveyed to William Charles Noe and wife, Bobbie Jean Noe, by County Clerk's Deed dated August 11, 1970, from Dwight Kessel, County Court Clerk, recorded in Deed Book 1434, page 986, 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 William Charles Noe and wife, Bobbie Jean Noe, by County Clerk's Deed dated August 11, 1970, from Dwight Kessel, County Court Clerk, recorded in Deed Book 1434, page 986, 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:

Bobbie Jean Noe died on or about December 13, 1986, being married to William Charles Noe at the time of her death, with no divorce or separation between them, leaving William Charles Noe the surviving tenant by the entirety. William Charles Noe, a/k/a William Charles Noe, Sr. died on or about February 21, 2012, being remarried at the time of his death to Jeri Noe. Per obituary found, he was preceded in death by sons William C. Noe, Jr. and James "Jim" Harvey Noe, and was survived by wife, Jeri Noe and son, Carroll "Hook" Noe. We were unable to locate an obituary for William Charles Noe, Jr. – at the time of Bobbie's death per her obituary he was a resident of Michigan. More information is needed to determine the heirs of William Charles Noe, Jr. James "Jim" Harvey Noe died on or about March 6, 2003, and per obituary found was survived by wife, Virginia Noe and children: Marie Nicole, Shawn, Jeremiah, and Drew – no last names listed. Carroll Eugene "Hook" Noe died on or about February 18, 2021, and per obituary found he was proceeded in death by wife, Lori Noe, and was father to Michael Percha, Jennifer Goodwin, Joseph Noe, Sarah Noe, Crystal Noe and Brandon Noe. No Probate found in Knox County for Bobbie Jean Noe, William Charles Noe, Sr., William Charles Noe, Jr., James Harvey Noe, or Carroll Eugene Noe.

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

OTHER MATTERS AFFECTING TITLE:

Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on map of record in Plat Cabinet I, Slide 107D, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,355.48

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,543.95

TAX ID: 096-08301 **TAX SALE:** 25

TRUSTEE FILE: 525

OWNER(S) & ADDRESS(ES):

Roy A. Donald
2330 Thorn Grove Pike, Knoxville, TN 37914
511 Augusta Street, Greenville, SC 29605

COMMON DESCRIPTION:

2330 Thorn Grove Pike, Knoxville, TN 37914

LEGAL DESCRIPTION:

SITUATED in the 8th Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, being known as Tract 1 of the J. A. Slimp Estate and being more fully bounded and described as follows:

BEGINNING at an iron pin in the Northeast right of way line of Thorn Grove Pike corner to Webb; thence from said beginning point and with the line of Webb and Caldwell, North 7 deg. 23 min. 29 sec. East, 659.21 feet to a set stone corner to Johnnie French; thence with the line of French South 86 deg. 13 min. 43 sec. East, 301.2 feet to a set stone, corner to Slimp; thence with the line of Slimp South 4 deg. 14 min. 38 sec. East, 551.38 feet to an iron pin, corner to Tract 2 and of the J. A. Slimp Estate; thence with the line of Slimp South 77 deg. 16 min. 40 sec. West 302.97 feet to a point; thence continuing with said line, South 28 deg 29 min. 52 sec. West, 89.62 feet to a point in the Northeast right of way line of Thorn Grove Pike; thence with the Northeast line of Thorn Grove Pike North 55 deg. 02 min. 32 sec. West, 107.21 feet to a point, the place of beginning; according to the survey of Ronnie Keener, Surveyor, dated August 1982.

THE ABOVE DESCRIPTION BEING LESS AND EXCEPT the portion of the property conveyed to William R. Dunn and wife, Ora Kate Dunn, from Roy A. Donald and wife, Pamela Donald, by Deed dated April 15, 1986, and filed of record March 31, 1989, in Book 1973, Page 570, in the Register's Office for Knox County, Tennessee.

THE ABOVE DESCRIPTION ALSO BEING LESS AND EXCEPT the portion of the property conveyed to Ruby

L. Donald, from Roy A. Donald, by Warranty Deed dated October 16, 1990, and filed of record October 16, 1990 in Book 2022, Page 769, in the Register's Office for Knox County, Tennessee.

BEING PART OF the same property conveyed to Roy A. Donald by Quit Claim Deed dated October 10, 1990, from Pamela J. Donald, recorded in Book 2022, Page 767, in the Register's Office for Knox County, Tennessee. Specific reference is also made to prior deeds of record in Book 1861, Page 21 and Book 1768, Page 798, both 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 Roy A. Donald by Quit Claim Deed dated October 10, 1990, from Pamela J. Donald, recorded in Book 2022, Page 767, in the Register's Office for Knox County, Tennessee. Specific reference is also made to prior deeds of record in Book 1861, Page 21 and Book 1768, Page 798, both 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:

1. Subject to all matters as shown on survey included as Exhibit A of Permissive Use Agreement recorded in WD Book 2273, Page 783 and Map Book 4, Page 136, in the Register's Office for Knox County, Tennessee
2. Subject to the Permissive Use Agreement in Book 2273, Page 783, in the Register's Office for Knox County, Tennessee.
3. Subject to a 20 foot easement for ingress and egress in Book 1973, Page 570, in the Register's Office for Knox County, Tennessee.
4. Subject to a 25 foot easement as shown in Book 2022, Page 771, in the Register's Office for Knox County, Tennessee.
5. Subject to the lack of maintenance provisions in any of the easements of record.
6. Per KGIS, a portion of the house located on this property encroaches onto the neighboring property located at 2336 Thorngrove Pike.
7. A survey of this property is needed to obtain an accurate legal description due to the less and excepted properties.
8. Subject to Contract for Sale of Real Property between Roy Donald and David P. Radovanovic, dated June 15, 1990, and filed of record in Book 2051, Page 111, in the Register's Office for Knox County, Tennessee. No release for said Contract was found of record, it is unknown if the purchase terms contained in the contract were completed. It is recommended to serve the Buyer of said contract. **SERVE: David P. Radovanovic, current address is believed to be: 100 Dock Street, Saugerties, NY 12477.**

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,954.74

TAX ID: 097-04201 **TAX SALE:** 25

TRUSTEE FILE: 528

OWNER(S) & ADDRESS(ES):

David H. Cox: 2551 E Governor John Sevier Hwy

COMMON DESCRIPTION:

2551 E. Governor John Sevier Hwy, Knoxville, TN 37914

LEGAL DESCRIPTION:

SITUATE in the Eighth (8th) Civil District of Knox County, Tennessee and being three (3) Tracts of land, more particularly described as follows:

TRACT NO. ONE (1): Without the Corporate Limits of the City of Knoxville, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin marking the intersection of the Northern line of Kodak Road with the Western line of Voltz Road; thence with the Northern line of Kodak Road, North 85 deg. 29 min. West 45.8 feet to an iron pin; thence continuing with the Northern line of Kodak Road, South 80 deg. 11 min. West 469.7 feet to an iron pin marking the corner with property of Pate; thence with the Pate line, North 5 deg. 50 min. West 1,259 feet to an iron marking a corner with Hankins; thence with the Hankins line, the following calls and distances: North 79 deg. 15 min. East 174.0 feet to an iron pin; thence turning in a Southerly direction, South 18 deg. 16 min. East 804.93 feet to an iron pin in the Western line of Voltz Road; thence with the Western line of Voltz Road, the following calls and distances: South 45 deg. 45 min. West 621.6 feet; South 19 deg. 47 min. West 159.7 feet; South 17 deg. 17 min. West 277.8 feet; South 24 deg. 59 min. West 359.4 feet; South 12 deg. 26 min. West 221.9 feet to an iron pin marking the point of BEGINNING, containing 40.0 acres, more or less, as shown by survey of Wade B. Nance, dated March 26, 1977.

DERIVATION:

BEING the same property conveyed to David H. Cox from David H. Cox, Executor of the Estate of Cas H. Cox and David H. Cox, Individually and Andrew Phillip Cox, Individually, by Deed in aid of Will, dated for January 23rd, 2002, and recorded on April 3rd, 2002, in instrument no. 200204030081631, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

None found of record.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: None found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE:

Utility Easement recorded on May 21, 2002 in 2000205210096168, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $13,142.95

TAX ID: 104-174 **TAX SALE:** 25

TRUSTEE FILE: 535

OWNER(S) & ADDRESS(ES):

Sarah Neal

1811/ 1813 Hibbert Road, Knoxville, TN 37932

1815 Hibbert Road, Knoxville, TN 37932**COMMON DESCRIPTION:**

1811/ 1813 Hibbert Road, Knoxville, TN 37932

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) or Knox County, Tennessee, without the corporate boundaries of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a an iron pin in the Southwest right of way of Hibbert Road, said beginning point being a distance of 397.8 feet from the intersection of Hibbert Road and Lovell Road; thence South 47 deg. 59 min. West with D. Hibbert property 196.1 feet to an iron pin; thence North 43 deg. 43 min. West with D, Hibbert property 224.0 feet to an iron pin, a corner with L. Owenby; thence North 47 deg. 49 min. East with Owenby property 186.0 feet to an iron pin on the Hibbert Road right of way; thence South 46 deg. 17 min. East with Hibbert Road right of way 225.0 feet to an iron pin, the point of beginning, containing 1.0 acre more or less, according to the survey of K. O. Hatmaker, Surveyor, dated September 18, 1962.

BEING the same property conveyed to Sarah Neal by Administrator's Deed dated July 17, 2018, from The Probate Estate of Lester Earl Owenby, a/k/a Lester E. Owenby by Sarah Neal, its Appointed Administrator, recorded as Instrument Number 201807190004166, 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 Sarah Neal by Administrator's Deed dated July 17, 2018, from The Probate Estate of Lester Earl Owenby, a/k/a Lester E. Owenby by Sarah Neal, its Appointed Administrator, recorded as Instrument Number 201807190004166, 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 restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown, if any, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $839.39

TAX ID: 105PG-004 **TAX SALE:** 25

TRUSTEE FILE: 541

OWNER(S) & ADDRESS(ES):

RE-Invest, Inc. (Dissolved)

Shareholders of RE-Invest, Inc.

9504 Aston Court, Knoxville, TN 37923

408 N. Cedar Bluff Road, #392, Knoxville, TN 37923

7075 Duncans Glen Drive, Knoxville, TN 3719-8589

COMMON DESCRIPTION:

9504 Aston Court, Knoxville, TN 37923

LEGAL DESCRIPTION:

SITUATED in Civil 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 Lot 4, on the Corrected Plat of "Pine Ridge Crossing", as shown by map of same of record in Plat Cabinet L, Slide 90B, 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 RE-Invest, Inc., a Tennessee corporation by Warranty Deed dated July 14, 1988, from Faudella Lane, unmarried, and recorded on July 19, 1988 in Warranty Deed Book 1952, page 117, in the Register's Office for Knox County, Tennessee; ALSO BEING PART OF the same property conveyed from Ruth Claiborne, widow, by Warranty Deed dated July 14, 1988, and recorded in July 19, 1988 in Warranty Deed Book 1952, page 115, in the Register's Office for Knox County, Tennessee; ALSO BEING PART OF the same property conveyed from Allan R. Kelley and wife, Cleta K. Kelley, by Warranty Deed dated July 14, 1988 and recorded on July 19, 1988 in Warranty Deed Book 1952, page 113, in the Register's Office for Knox County, Tennessee; AND FURTHER BEING PART OF the same property conveyed from Walter S. Strevel and wife, Anges T. Strevel, by Warranty Deed dated July 14, 1988, and recorded on July 19, 1988 in Warranty Deed Book 1952, page 111, 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 RE-Invest, Inc., a Tennessee corporation by Warranty Deed dated July 14, 1988, from Faudella Lane, unmarried, and recorded on July 19, 1988 in Warranty Deed Book 1952, page 117, in the Register's Office for Knox County, Tennessee; ALSO BEING PART OF the same property conveyed from Ruth Claiborne, widow, by Warranty Deed dated July 14, 1988, and recorded in July 19, 1988 in Warranty Deed Book 1952, page 115, in the Register's Office for Knox County, Tennessee; ALSO BEING PART OF the same property conveyed from Allan R. Kelley and wife, Cleta K. Kelley, by Warranty Deed dated July 14, 1988 and recorded on July 19, 1988 in Warranty Deed Book 1952, page 113, in the Register's Office for Knox County, Tennessee; AND FURTHER BEING PART OF the same property conveyed from Walter S. Strevel and wife, Anges T. Strevel, by Warranty Deed dated July 14, 1988, and recorded on July 19, 1988 in Warranty Deed Book 1952, page 111, 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:

1. Subject to Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by map of record in Plat Cabinet L, Slide 90-B, in the in the Register's Office for Knox County, Tennessee.
2. Subject to a Sanitary Sewer Easement of 10 feet, 5 feet each side of sewer line where installed, as shown by map of record in Plat Cabinet L, Slide 90-B, in the in the Register's Office for Knox County, Tennessee.
3. Subject to a 30 foot drainage easement along the eastern lot line, and a 20 foot drainage easement crossing the southern part of the lot, as shown by map of record in Plat Cabinet L, Slide 90-B, in the in the Register's Office for Knox County, Tennessee.
4. Subject to RE-Invest, Inc., being Administratively Dissolved on April 18, 2016, according to the Secretary of State Division of Business Services site. Additional information needed to determine the shareholders of RE-Invest, Inc.
5. Subject to restrictions recorded in Deed Book 1965, page 718, in the Register's Office for Knox County, Tennessee.
6. Subject to Utility and Drainage Easements, 10 feet inside all outside boundary lines and adjacent to all roads; and 5 feet each side of all other lot lines; plus other easements shown, by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,447.47

TAX ID: 106JC-029 **TAX SALE:** 25

TRUSTEE FILE: 542

OWNER(S) & ADDRESS(ES):

Mohammad K. Hamdallah and Tracey Hamdallah

1117 Park Hill Circle, Knoxville, TN 37909

COMMON DESCRIPTION:

1117 Park Hill Circle, Knoxville, TN 37909

LEGAL DESCRIPTION:

SITUATED in District Number Five (5) of Knox County, Tennessee, and within the 46th Ward of the Ciry of Knoxville, Tennessee, and being known and designated as all of Lot Number Twenty (20), West Hills Park Subdivision, Unit 2, as shown by map of same of record in Plat Cabinet D, Slide 9-D, formerly Map Book 30, page 73, 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 Mohammad K. Hamdallah and wife, Tracy Hamdallah by Warranty Deed dated February 10, 1995, from David T. King and wife, Margaret J. Asboe King, recorded in Book 2167, 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 Mohammad K. Hamdallah and wife, Tracy Hamdallah by Warranty Deed dated February 10, 1995, from David T. King and wife, Margaret J. Asboe King, recorded in Book 2167, Page 380, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Judgement Lien in favor of CACH, LLC assignee of Ge Money Bank against Tracey Hamdallah, granted on February 6, 2008, in the original amount of $4,178.81, not including penalties and interest, if applicable, and recorded on March 27, 2008 as Instrument Number 200803270072047, in the Register's Office for Knox County, Tennessee. An Order Extending Judgement was granted on May 23, 2018, the unpaid judgement amount of $3,552.82 plus accrued post-judgement interest amount of $4,961.41 through March 6, 2018 for a total judgment of $ 8,514.23, not including penalties and interest, if applicable, and recorded on August 13, 2018 as Instrument Number 201808130009649, in the Register's Office for Knox County, TN. **SERVE: Registered Agent: Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203-1312.**
2. Notice of State Tax Lien in favor of the State of Tennessee, Dept. of Revenue, against Mohammad K. Hamdallah, recorded as Instrument Number 202305300063843, in the Register's Office for Knox County, Tennessee. **SERVE: State of Tennessee - Dept. of Revenue, David Gerregano, Commissioner, 500 Deaderick Street, Nashville, TN 37242.**
3. Deed of Trust dated October 29, 2005, from Mohammad K. Hamdallah and Tracey Hamdallah, to John A. Medina, Trustee for the benefit of First Tennessee Bank National Association NKA First Horizon Bank, in the original amount of $100,000.00, recorded as Instrument Number 200511150043711, in the Register's Office for Knox County, Tennessee. **SERVE: Registered Agent – Shannon M. Hernandez, Office of the Corporate Secretary, 165 Madison Avenue, Memphis, TN 38103-2723. SERVE: Successor Trustee – John Anthony Medina, 593 Main Street, Suwanee, GA 30024-2228.**

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, easements, setbacks, etc. as shown on plat of record in Plat Cabinet D, Slide 9-D, formerly Map Book 30, page 73, in the in the Register's Office for Knox County, Tennessee.
2. Subject to restrictions of record in Deed Book 1203, page 118, in the Register's Office for Knox County, Tennessee.
3. Subject to sewer line easement to the City of Knoxville, described and recorded in Deed Book 1312, page 917, in the Register's Office for Knox County, Tennessee.
4. Subject to a 5 foot utility and drainage easement each side of all lot lines, as shown on plat of record in Plat Cabinet D, Slide 9-D, formerly Map Book 30, page 73, in the in the Register's Office for Knox County, Tennessee.
5. Subject to Minimum Building Setback line, as shown on plat of record in Plat Cabinet D, Slide 9-D, formerly Map Book 30, page 73, in the in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $9,041.60

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $12,134.17

TAX ID: 106JD-03921 **TAX SALE:** 25

TRUSTEE FILE: 543

OWNER(S) & ADDRESS(ES):

Cheri M. Hubbard (Deceased)

Heirs of Cheri M. Hubbard: Charles Murphy, Holly O'Connell, Heidi Stubbs, Ashley Nieporte, Charli Nieporte, Stephanie Nieporte and Marki Nieporte

944 Piney Grove Church Road, #D3, Knoxville, TN 37909

COMMON DESCRIPTION:

944 Piney Grove Church Road, #D3, Knoxville, TN 37909

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, and within the 46th Ward of the City of Knoxville, Tennessee, being known and designated as all of Unit 3, Building D, Piney Grove Church Road Condominiums, a Horizontal Property Regime, as shown by map of record in Plat Cabinet F, Slide 35-B (formerly Map Book 76-S, page 3), and as described in the Master Deed of record in Book 1756, Page 76, both in the Register's Office for Knox County, Tennessee, to which map and master deed specific reference is hereby made for more particular description; together with such common elements and limited common elements as are appurtenant thereto.

BEING the same property conveyed to Cheri M. Hubbard, from Henry Hynson Quimby, Successor Trustee of the Ruth Hubbard Quimby Revocable Living Trust dated September 5, 2001, with full power to convey without joinder of any beneficiaries, and Susan R. Hubbard, Personal Representative under the Last Will and Testament of Daniel Strickland Hubbard, by Warranty Deed dated December 18, 2013, and recorded on December 23, 2013 as Instrument Number 201312230038553, 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 Cheri M. Hubbard, from Henry Hynson Quimby, Successor Trustee of the Ruth Hubbard Quimby Revocable Living Trust dated September 5, 2001, with full power to convey without joinder of any beneficiaries, and Susan R. Hubbard, Personal Representative under the Last Will and Testament of Daniel Strickland Hubbard, by Warranty Deed dated December 18, 2013, and recorded on December 23, 2013 as Instrument Number 201312230038553, in the Register's Office for Knox County, Tennessee

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien in favor of Piney Grove Condominium Association Incorporated, against Cheri M. Hubbard, in the original amount of $687.00, not including any penalties or interest, if applicable, and recorded on February 17, 2017 as Instrument Number 201702170051023, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: Lee Willard, 1101 Ridgeview Drive, Clinton, TN 37716.**

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

Cheri M. Hubbard, being one in the same person as Cheri Marie Nieporte, and Cheri Marie Nieporte Murphy, died on or about January 10, 2021. No Probate Found in Knox County. Per obituary found, she is survived by husband, Charles Murphy and daughters, Holly O'Connell, Heidi Stubbs, Ashley Nieporte, Charli Nieporte, Stephanie Nieporte and Marki Nieporte.

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, setbacks, and matters shown on recorded plat in Plat Cabinet F, Slide 35-B (formerly Map Book 76-S, page 3), in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns regarding deceased owners and any heirs, including but not limited to TennCare.
3. Subject to Master Deed of record in Warranty Deed Book 1756, page 76, in the Register's Office for Knox

County, Tennessee.

4. Subject to common and limited common elements.

5. Subject to rights of others in and to any party walls.

6. Subject to 10-foot Utility and Drainage Easement, inside all boundary lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $8,409.62
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,704.71

TAX ID: 107DF-012 **TAX SALE:** 25
TRUSTEE FILE: 549
OWNER(S) & ADDRESS(ES):
William H. Stafford and wife, Jessie Mae Stafford (both deceased)
Heirs of Jessie Mae Stafford: Billy Stafford; Danny Stafford; Jimmy Stafford (deceased)
Vickie Smith, Mary Valentine & Judy Chudley
Unknown heirs of Jimmy Stafford
3708 Dance Avenue, Knoxville TN 37919
COMMON DESCRIPTION:
3708 Dance Avenue, Knoxville, TN 37919
LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and in the 24th Ward of the City of Knoxville, Tennessee, and being all of Lot 18, in Cox's Third Creek Addition to the City of Knoxville, Tennessee, as shown by map of record in Plat Cabinet A, Slide 91C (formerly Map Book 3, page 147), 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 45 feet on the South side of Dance Avenue and extending back between parallel lines 125 feet to an alley, and being improved with dwelling bearing City No. 3708 Dance Avenue.

BEING the same property conveyed to William H. Stafford and wife, Jessie Mae Stafford, by Warranty Deed dated December 7, 1965, from Sam H. Clowers and wife, Elizabeth Clowers, and recorded on March 5, 1973 in Warranty Deed Book 1501, page 406, 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 William H. Stafford and wife, Jessie Mae Stafford, by Warranty Deed dated December 7, 1965, from Sam H. Clowers and wife, Elizabeth Clowers, and recorded on March 5, 1973 in Warranty Deed Book 1501, page 406, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville, in the original amount of $3,431.30, not including penalties and interest, if applicable, recorded on August 7, 2014 as Instrument Number 201408070008203, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, recorded on November 16, 2015 as Instrument Number 201511160030485, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, recorded on January 28, 2015 as Instrument Number 201501280040478, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, recorded on January 22, 2016 as Instrument Number 201601220042726, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, recorded on December 21, 2016 as Instrument Number 201612210039703, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, recorded on December 14, 2017 as Instrument Number 201712140036621, in the Register's Office for Knox County, Tennessee.

7. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, recorded on February 9, 2018 as Instrument Number 201802090047137, in the Register's Office for Knox County, Tennessee.

8. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, recorded on September 18, 2018 as Instrument Number 201809180017996, in the Register's Office for Knox County, Tennessee.

9. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, recorded on November 6, 2019 as Instrument Number 201811060029088, in the Register's Office for Knox County, Tennessee.

10. Notice of Lien in favor of the City of Knoxville, in the original amount of $211.00, not including penalties and interest, if applicable, recorded on December 13, 2018 as Instrument Number 201812130036546, in the Register's Office for Knox County, Tennessee.

11. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, recorded on July 10, 2019 as Instrument Number 201907100002484, in the Register's Office for Knox County, Tennessee.

12. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, recorded on August 16, 2019 as Instrument Number 201908160012018, in the Register's Office for Knox County, Tennessee.

13. Notice of Lien in favor of the City of Knoxville, in the original amount of $277.00, not including penalties and interest, if applicable, recorded on November 14, 2019 as Instrument Number 201911140033539, in the Register's Office for Knox County, Tennessee.

14. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, recorded on January 20, 2021 as Instrument Number 202101200058733, in the Register's Office for Knox County, Tennessee.

15. Notice of Lien in favor of the City of Knoxville, in the original amount of $277.00, not including penalties and interest, if applicable, recorded on August 12, 2021 as Instrument Number 202108120012521, in the Register's Office for Knox County, Tennessee.

16. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, recorded on October 1, 2021 as Instrument Number 202110010027018, in the Register's Office for Knox County, Tennessee.

17. Notice of Lien in favor of the City of Knoxville, in the original amount of $277.00, not including penalties and interest, if applicable, recorded on February 25, 2021 as Instrument Number 202202250066160, in the Register's Office for Knox County, Tennessee.

18. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, recorded on July 25, 2022 as Instrument Number 202207250005327, in the Register's Office for Knox County, Tennessee.

19. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties and interest, if applicable, recorded on November 17, 2022 as Instrument Number 202211170029691, in the Register's Office for Knox County, Tennessee.

20. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, recorded on November 17, 2022 as Instrument Number 202211170029819, in the Register's Office for Knox County, Tennessee.

21. Notice of Lien in favor of the City of Knoxville, in the original amount of $206.60, not including penalties and interest, if applicable, recorded on August 22, 2023 as Instrument Number 202308220009923, in the Register's Office for Knox County, Tennessee.

22. Notice of Lien in favor of the City of Knoxville, in the original amount of $206.60, not including penalties and interest, if applicable, recorded on April 15, 2024 as Instrument Number 202404150050668, in the Register's Office for Knox County, Tennessee.

23. Notice of Lien in favor of the City of Knoxville, in the original amount of $206.60, not including penalties and interest, if applicable, recorded on August 7, 2014 as Instrument Number 202407230004346, in the Register's Office for Knox County, Tennessee.

24. Notice of Lien in favor of the City of Knoxville, in the original amount of $206.60, not including penalties and interest, if applicable, recorded on August 14, 2024 as Instrument Number 202408140008831, in the Register's Office for Knox County, Tennessee.

25. Notice of Lien in favor of the City of Knoxville, in the original amount of $261.60, not including penalties and interest, if applicable, recorded on August 19, 2024 as Instrument Number 202408190009876, 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 H. Stafford died on December 5, 1999, being married to Jessie Mae Stafford at the time of his death, with there being no intervening divorce or separation between them. Jessie Mae Stafford died on January 10, 2013, being an un-remarried widow at the time of her death. Neither was found probated in Knox County, but according to her obituary, she was also predeceased by a son, Jimmy and survived by children: Danny, Billy, Vickie, Mary and Judy (last names not mentioned). Per obituary found for Wiliam H. Stafford, daughters names at the time of his death were: Vickie Smith, Mary Valentine and Judy Chudley. Sons all shared same last name of Stafford.

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, setbacks, and matters shown on recorded plat in Plat Cabinet A, Slide 91C (formerly Map Book 3, page 147), in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns, including but not limited to TennCare for any and all deceased parties.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,793.66
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,036.55

TAX ID:107EA-010 **TAX SALE:** 25
TRUSTEE FILE: 550
OWNER(S) & ADDRESS(ES):
Mabel Thomas
912 Sapphire Road, Knoxville, TN 37919
COMMON DESCRIPTION:
912 Sapphire Road, Knoxville, TN 37919
LEGAL DESCRIPTION:

SITUATED in Civil District Number Eight (8) of Knox County, Tennessee, within the 50th Ward of the City of Knoxville, Tennessee, and being a PORTION of Lot 186-C, in B.H. Sprankle's 2nd Addition to West Knoxville, as shown by map of record in Plat Cabinet B, Slide 77A (formerly Map Book 14, page 106), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; and fronting 60 feet on the West side of Wilson Street, and being more particularly described as follows:

BEGINNING at a point in the East side of Wilson Avenue, said point being 292 feet North of the intersection of the East line of Wilson Avenue with the North line of Frances Street; thence, with the East side of Wilson Avenue in a Northerly direction 60 feet to a stake in the North line of said Lot 186-C and in the North line of said subdivision; thence, Eastwardly with the North line of said Lot 186-C 100 feet, corner between Lots 186-C and 187-C; thence, Southwardly with the dividing line between said Lots 186-C and 187-C, a distance of 60 feet; thence, in a Westerly direction, a direct line 100 feet, more or less, to the BEGINNING, and being the Northern 60 feet of the premises conveyed to first parties by Maynard Worsham and wife, in Warranty Deed Book 704, page 533, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Mabel Thomas, from Hobert Brown and wife, Myrtle Brown, by Warranty Deed dated May 8, 1946, and recorded on July 19, 1946 in Warranty Deed Book 709, page 237, 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 Mabel Thomas, from Hobert Brown and wife, Myrtle Brown, by Warranty Deed dated May 8, 1946, and recorded on July 19, 1946 in Warranty Deed Book 709, page 237, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on recorded plat of record in Plat Cabinet B, Slide 77A (formerly Map Book 14, page 106), in the Register's Office for Knox County, Tennessee.

2. Our search located a Mable Z. Thomas that died on or about August 8, 2008, being an un-remarried widow at the time of her death. According to the obituary for Mable Z. Thomas, she was survived by daughter, Melissa Luallen. Mabel Z. Thomas was not located as being probated in Knox County, Tennessee. We are unable to determine without additional information if Mable Z. Thomas is one in the same person as the Mable Thomas that is vested in title.

3. Subject to any and all probate concerns, including but not limited to TennCare on deceased owner, and any potential heirs.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,770.22
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,602.30

TAX ID: 107EA-011 **TAX SALE:** 25
TRUSTEE FILE: 551
OWNER(S) & ADDRESS(ES):
A. C. Dworsky (deceased)
Unknown Heirs of A.C. Dworsky
914 Sapphire Road, Knoxville, TN 37919
P. O. Box 70, Knoxville, TN 37902
COMMON DESCRIPTION:
914 Sapphire Road, Knoxville, TN 37919
LEGAL DESCRIPTION:

SITUATED in District No. Five of Knox County, Tennessee, and within the 50th Ward of the City of Knoxville, Tennessee, and being the Northern part of Lot No. 186-C, in the B. H. Sprankle Second Addition to West Knoxville, also Washburn' 5 Acre tract, as shown on map of said addition as prepared by Sehorn & Kennedy, June, 1939, and recorded in Plat Cabinet B, Slide 77A, formerly Map Book 14, page 106, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at stake in the North line of Lot 186-C, on the East line of William Street, 100 feet to the stake at the corner of Lots 186-C, and 187-C; thence, Southwardly on the dividing line of Lots 186-C and 187-C approximately 63 feet to a point 268 feet North of the North line of Francis Avenue; thence, Westwardly on a line parallel with the North line of Francis Avenue, 100 feet more or less to the East line of Wilson Street; thence, Northwardly along the East line of Wilson Street, approximately 63 feet to the point of BEGINNING.

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.

BEING the same property conveyed to A. C. Dworsky, by Warranty Deed dated November 19, 1952, from Hobart Brown and wife, Myrtle W. Brown, recorded in Deed Book 903, page 481, in the Register's Office for Knox County, Tennessee.

DERIVATION:
BEING the same property conveyed to A. C. Dworsky, by Warranty Deed dated November 19, 1952, from Hobart Brown and wife, Myrtle W. Brown, recorded in Deed Book 903, page 481, 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:

A.C. Dworsky, being one in the same person as August Charles Dworsky, died on or about April 28, 1982. Obituary found lists survivors as wife, Ann Dworsky and step-children, HOWEVER, per Final Decree recorded in Book 1750, Page 407, in the Register's Office for Knox County, Tennessee, August Charles Dworsky and Ann Wallace Dworsky were divorced in January 1982. Our subject property is referenced in the Final Decree as a building lot on Wilson Avenue (Sapphire Road was formerly Wilson Avenue). No probate file was found in Knox County. We are unable to determine the heirs at law of A.C. Dworsky.

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, setbacks, and matters shown on recorded plat in Plat Cabinet B, Slide 77A, formerly Map Book 14, page 106, in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding deceased owners and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,817.55
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,656.88

TAX ID: 107EC-008 **TAX SALE:** 25
TRUSTEE FILE: 552
OWNER(S) & ADDRESS(ES):
Alberta Dockery, widow (deceased)
Heirs: David Fields (deceased), Samuel Dockery (deceased), Linda Green (deceased), Diana Blair, Patricia Seiber and Francis Dockery III
Heirs of David Fields: Karen Fields (deceased), Wayne Fields, Timothy Fields, and Angela Bledsoe
Heirs of Karen Fields: Venus, Jennifer, Ricky and Shaun (no last names given)
Heirs of Samuel Dockery: Steven Dockery and Valerie Roberts
Heirs of Linda Green: Tiffany Pickett (deceased), Brian Green, David Edward Pickett and Robert Douglas Pickett
Heirs of Tiffany Pickett: Robert Pickett
4116 Apex Drive, Knoxville, TN 37919
COMMON DESCRIPTION:
4116 Apex Drive, Knoxville, TN 37919
LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 50th Ward of the City of Knoxville, Tennessee, being known and designated as all of Lot 137, B. H. Sprankle's Second Addition to West Knoxville, as shown by map of record in Plat Cabinet A, Slide 313B (formerly Map Book 9, page 125), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made, and fronting 50 feet on the South side of Summitt Avenue and extending back between parallel lines 120 feet to an alley, and being further described as follows:

BEGINNING at a point in the south line of Summitt Avenue, common corner between Lots 137 and 135; thence, Southerly with the dividing line between said two lots, 120 feet to an alley; thence, Eastwardly 50 feet with said alley to a point at the corner of Lot 139; thence, Northerly with the dividing line between Lots 137 and 139, 120 feet to a point in the South line of Summit Avenue; thence, Westwardly with the South line of Summitt Avenue, 50 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Alberta Dockery, widow, from Edward G. Tolliver and wife, Billie Jean Tolliver, by Warranty Deed dated August 31, 1971, and recorded on September 9, 1971 in Warranty Deed Book 1462, page 611, 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 Alberta Dockery, widow, from Edward G. Tolliver and wife, Billie Jean Tolliver, by Warranty Deed dated August 31, 1971, and recorded on September 9, 1971 in Warranty Deed Book 1462, page 611, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville, in the original amount of $425.50, not including penalties or interest, if applicable, and recorded on October 5, 2021 as Instrument Number 202110050028103, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties or interest, if applicable, and recorded on July 25, 2022 as Instrument Number 202207250005349, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties or interest, if applicable, and recorded on November 17, 2022 as Instrument Number 202211170029669, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville, in the original amount of $266.00, not including penalties or interest, if applicable, and recorded on February 1, 2023 as Instrument Number 202302010042873, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville, in the original amount of $296.80, not including penalties or interest, if applicable, and recorded on August 22, 2023 as Instrument Number 202308220009884, in the Register's Office for Knox County, Tennessee.

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

Alberta Dockery, being one in the same person as Alberta Abbott Fields, died on or about April 13, 2011, being married to David Fields at the time of her death. Per obituary found, she was predeceased by son, George V. Dockery (died on January 23, 1961 @ age 11), and survived by husband, David Fields and children: Samuel E. Dockery; Linda Green (died on May 14, 2014); Diana Blair; Patricia Seiber and Francis Dockery III. Husband, David Fields died on July 11, 2015. Per obituary

found, his heirs were Karen Fields (deceased), Wayne Fields, Timothy Fields and Angela Bledsoe. Karen Fields died on or about August 8, 2012, per obituary found, she was survived by children: Venus, Jennifer, Ricky and Shaun (no last names listed). Samuel E. Dockery died on or about November 15, 2017, and per obituary found, his heirs were children, Steven Dockery and Valerie Roberts. Linda Green died on or about May 14, 2014, and per obituary found her heirs were children: Tiffany Pickett (deceased), Brian Green, David Edward Pickett and Robert Douglas Pickett. Tiffany Pickett died on or about August 21, 2011 at age 29. No spouse or children listed in her obituary, so heirs would be her parents, Linda Green (deceased) and Robert Pickett. A death listing was also found for an Angela Renee Bledsoe that died in 2016, however, no actual obituary found, so we are unable to determine if she is one in the same as the Angela Bledsoe that is an heir of David Fields. None of the deceased were located as being probated in Knox County, Tennessee.

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, setbacks, and matters shown on recorded plat in Plat Cabinet A, Slide 313B (formerly Map Book 9, page 125), in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns regarding deceased owner and heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,304.20

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $5,262.77

TAX ID: 107EC-023 **TAX SALE:** 25

TRUSTEE FILE: 553

OWNER(S) & ADDRESS(ES):

Samuel H. Price and wife, Nola W. Price (both deceased)
Devisee: Dorothy Idabell Isbell (deceased)
Heirs of Dorothy: husband, Isaac Isbell, Sr. (deceased) and children: Phyllis Cole (deceased); Carlette Maples; Donna Branum; Carl Maples, Jr.; Johnny Isbell; Terry Isbell; Isaac Isbell, Jr.; Tammy Isbell; and Deanna Isbell
Heirs of Phyllis Cole: James Cole, Stephen Cole, Cynthia Cole and Adam Cole
700 Sapphire Road, Knoxville, TN 37919

COMMON DESCRIPTION:

700 Sapphire Road, Knoxville, TN 37919

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) (formerly 8) of Knox County, Tennessee, and within the 50th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 124, of B.H. Sprankle's 2nd Addition to West Knoxville, as shown by map of record in Plat Cabinet B, Slide 77A (formerly Map Book 14, page 108), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made, Said lot beginning on Hunter Ave. corner with Lot 126, thence Westward along Hunter Ave. 50 feet to Wilson Street and from this frontage extending back between parallel lines 120 feet to a 10 foot alley.

BEING the same property conveyed to Samuel H. Price and wife, Nola Price by Deed from William Moulton, Jr. and wife, Ruth Moulton, dated December 1, 1945 and filed of record September 9, 1953, in Book 706, Page 451, in the Register's Office for Knox County, Tennessee. See also Warranty Deed from Hillside Baptist Church and Trustees, acting through its trustee and pastor, Rev. R. W. Miracle, to Samuel H. Price and wife, Nola W. Price, dated November 7, 1959, and recorded on November 23, 1959 in Warranty Deed Book 1128, page 171, 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 Samuel H. Price and wife, Nola Price by Deed from William Moulton, Jr. and wife, Ruth Moulton, dated December 1, 1945 and filed of record September 9, 1953, in Book 706, Page 451, in the Register's Office for Knox County, Tennessee. See also Warranty Deed from Hillside Baptist Church and Trustees, acting through its trustee and pastor, Rev. R. W. Miracle, to Samuel H. Price and wife, Nola W. Price, dated November 7, 1959, and recorded on November 23, 1959 in Warranty Deed Book 1128, page 171, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust from Dorothy Idabell Isbell, to James L. Clayton, Trustee for the benefit of CMH Homes Inc. dba Clayton Homes #31, dated July 10,1998, in the original amount of $55,507.59, and recorded on July 10, 1998 in Trust Book 3427, page 382, in the Register's Office for Knox County, Tennessee. **SERVE:** CMH Homes, Inc., 5000 Clayton Road, Maryville, TN 37804 (Trustee is deceased); **SERVE REGISTERED AGENT: C T Corporation System, 300 Montvue Road, Knoxville, TN 37919.**

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

Samuel H. Price died on or about December 13, 1974, being married to Nola W. Price at the time of his death, with there being no intervening divorce or separation between them. Nola W. Price died testate on or about November 12, 1981. The Estate of Nola Melinda Lou Price was probated in Docket #P-81-035530, and her Will filed in Will Book 60, page 980, in the Chancery Court for Knox County, Tennessee, Probate Division. Nola Price devised her property to daughter, Dorothy Idabell Isbell but no Deed got recorded. Dorothy Idabell Isbell died on or about January 1, 2003, being married to Isaac Isbell, Sr., at the time of her death and was not found as probated in Knox County. Per obituary found she was survived by 9 children: Phyllis Cole (deceased DOD November 7, 2015); Carlette Cooki Maples; Donna Branum; Carl Maples, Jr.; Johnny Isbell; Terry Isbell; Isaac Isbell, Jr., ; Tammy Isbell; and Deanna Isbell. Isaac Isbell, Sr., died intestate on or about December 18, 2020, with his estate opened in Docket #: P-21-846002, in the Chancery Court for Knox County, Tennessee, Probate Division, however, it appears the estate was dismissed and closed. Per obituary found, Isaac Isbell, Sr. was survived by sons, Carl Maples and John Isbell and daughters, Cooki Maples and Danna Branum. There was no mention of their other children, so some may be deceased that we were unable to locate. Phillis Cole died on or about November 7, 2015 and per obituary found was survived by children: James Cole, Stephen Cole, Cynthia Cole and Adam Cole.

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, setbacks, and matters shown on recorded plat in Plat Cabinet B, Slide 77A (formerly Map Book 14, page 106), in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns including but not limited to TennCare for the deceased owners and heirs.

3. Subject to the property having a mobile home and may or may not be de-titled with the State of Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,331.29

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $5,636.32

TAX ID: 107IB-014 **TAX SALE:** 25

TRUSTEE FILE: 556

OWNER(S) & ADDRESS(ES):

Jessie D. Rucker (deceased) and Ruby Gail Rucker
5700 Lonas Drive, Knoxville, TN 37909

COMMON DESCRIPTION:

5700 Lonas Drive, Knoxville, TN 37909

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) (formerly 8) of Knox County, Tennessee, and within the 48th Ward of the City of Knoxville, Tennessee, and containing 2.16 acres, more or less, lying on the South side of Lonas Road, 1,157 feet East of Weisgarber Road and being more particularly described as follows:

BEGINNING at an iron pin in the Southern line of Lonas Road, corner to Shepherd property, distant 1,157 feet in a Northeasterly direction from the center of Weisgarber Road; thence, with the Southern line of Lonas Road, North 54 deg. 30 min. East, 250 feet to an iron pin, corner to W. H. Rucker property; thence, along the said W. H. Rucker property line, South 36 deg. 22 min. East, 415.35 feet to an iron pin, corner to W. H. Rucker property; thence, along the line of Bell property, South 42 deg. 33 min. West, 182.9 feet to an iron pin in the Shepherd property line; thence, along the Shepherd property line with a fence, North 45 deg. 11 min. West, 459.8 feet to the point of BEGINNING, containing 2.16 acres, as shown by survey dated August 18, 1959 by T. A. Hatmaker, Surveyor of Knox County, Tennessee.

BEING the same property conveyed to Jessie D. Rucker, single, and Ruby Gail Rucker, single, Tenants in Common for Life with Remainder to Survivor in Fee, by Quit Claim Deed dated November 13, 1998, from Jessie D. Rucker, single, and recorded on November 24, 1998 in Warranty Deed Book 2308, page 141, 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 Jessie D. Rucker, single, and Ruby Gail Rucker, single, Tenants in Common for Life with Remainder to Survivor in Fee, by Quit Claim Deed dated November 13, 1998, from Jessie D. Rucker, single, and recorded on November 24, 1998 in Warranty Deed Book 2308, page 141, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Federal Tax Lien against Ruby G. Rucker, dated July 5, 2019, in the original amount of $4,358.20, not including penalties and interest, if applicable, and recorded on July 15, 2019 as Instrument Number 201907150003471, in the Register's Office for Knox County, Tennessee. **SERVE: Dept. of the Treasury, Internal Revenue Service, 1111 Constitution Avenue, NW, Washington, DC 20224.**

2. Notice of Federal Tax Lien against Ruby G. Rucker, dated January 19, 2018, in the original amount of $11,580.51, not including penalties and interest, if applicable, and recorded on January 30, 2018 as Instrument Number 201801300044878, in the Register's Office for Knox County, Tennessee. **SERVE: Dept. of the Treasury, Internal Revenue Service, 1111 Constitution Avenue, NW, Washington, DC 20224.**

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

Jessie D. Rucker died on June 13, 2011 and was not found probated in Knox County, Tennessee. Property passed to Ruby Gail Rucker as they held title as tenants in common for life, with remainder to survivor in fee.

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, setbacks, and matters shown on recorded plat, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to Deed of Trust from Jessie D. Rucker, single, and Ruby Gail Rucker, single, to Norman C. Shaw, Trustee for the benefit of American Mortgage Source, Inc., dated November 13, 1998, in the original amount of $30,200.00, and recorded on November 24, 1998 in Warranty Deed Book 3501, page 369, in the Register's Office for Knox County, Tennessee. Said Deed of Trust became due and payable on November 18, 2008 but was not released from record and is now time barred.

3. Subject to any and all concerns regarding deceased owners, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,611.87

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,457.35

TAX ID: 107IB-015 **TAX SALE:** 25

TRUSTEE FILE: 557

OWNER(S) & ADDRESS(ES):

Matthew Rucker
5700 Lonas Drive, Knoxville, TN 37909
5616 Lonas Drive, Knoxville, TN 37909

COMMON DESCRIPTION:

5616 Lonas Drive, Knoxville, TN 37909

LEGAL DESCRIPTION:

SITUATED in District No. Five (formerly Eight) of Knox County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin on the South side of Lonas Road distant 1407 feet in a Northeasterly direction from the center of Weisgarber Road; thence, South 36 deg. 22 min. East, 415.35 feet to an iron pin in the Bell property line; thence with the Bell line, North 42 deg. 33 min. East, 182.9 feet to an iron pin in the Bell line; thence with the Bell line, North 25 deg. 22 min. West 382.9 feet to an iron pin on the South side of Lonas Road, corner to Bell property; thence with the South side of Lonas Road, South 54 deg. 30 min. West, 250 feet to the POINT OF BEGINNING, containing 1.96 acres, as shown by survey made by T. A. Newman, Surveyor of Knox County, Tennessee, dated August 18, 1959.

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.

BEING the same property conveyed to Matthew Rucker, unmarried, by Quit Claim Deed dated July 23, 2020, from Dorothy Penson, Mary Holland, Alvin Rucker, Jr., Ruth Rucker, Ruby G. Rucker, Lillian Rucker and Gwendell Juna Rucker, recorded as Instrument Number 202010270034560, in the Register's Office for Knox County, Tennessee.

DERIVATION:

BEING the same property conveyed to Matthew Rucker, unmarried, by Quit Claim Deed dated July 23, 2020, from Dorothy Penson, Mary Holland, Alvin Rucker, Jr., Ruth Rucker, Ruby G. Rucker, Lillian Rucker and Gwendell Juna Rucker, recorded as Instrument Number 202010270034560, 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 restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,258.60

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,989.81

TAX ID: 107LA-055 **TAX SALE:** 25

TRUSTEE FILE: 559

OWNER(S) & ADDRESS(ES):

Brownlee-Lacy, LLC (revoked/dissolved in 2006)
Successors in Interest to Brownlee-Lacy, LLC
0 Lilly Way, Knoxville, TN 37919
3409 Henson Road, Knoxville, TN 37921

COMMON DESCRIPTION:

0 Lilly Way, Knoxville, TN 37919

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 24th Ward of the City of Knoxville, Tennessee, and being the Detention Easement #1, of Sequoyah Gardens Subdivision, as shown by map of record as Instrument Number 200007270006174 and 200007270006175, both 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 Brownlee-Lacy, LLC, a Tennessee limited liability company, by Warranty Deed dated January 29, 1999, from Mary Jane Eyring et vir Edward J. Eyring, and recorded on January 29, 1999 in Warranty Deed Book 2314, page 520, 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 Brownlee-Lacy, LLC, a Tennessee limited liability company, by Warranty Deed dated January 29, 1999, from Mary Jane Eyring et vir Edward J. Eyring, and recorded on January 29, 1999 in Warranty Deed Book 2314, page 520, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on recorded plat as Instrument Number 200007270006174 and 200007270006175, both in the Register's Office for Knox County, Tennessee.

2. Subject to this property only being Detention Easement #1, as shown by aforesaid maps of record, in the Register's Office for Knox County, Tennessee. It appears that the developer failed to convey this area to the homeowner's association once the development was completed. It is recommended to serve the homeowner's association as well. **SERVE: Sequoyah Gardens Homeowners Association, Registered Agent: David Holt, 218 Sequoyah Gardens Way, Knoxville, TN 37919.**

3. Subject to restrictions of record as Instrument Number 200109130020749, in the Register's Office for Knox County, Tennessee.

4. Subject to Utility and Drainage Easements, 5 feet each side of all interior lot lines, and 10 feet inside all exterior boundary lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

5. Subject to 15-foot Sanitary Sewer Easement, 7.5 feet each side of sewer, as installed, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

6. Subject to setback lines as follows: 25-foot front; 5-foot side; and 25-foot rear, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

7. Subject to subdivision being zoned as R-1, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

8. Subject to the Detention Areas to be maintained by the Homeowners Association, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

9. Subject to Permanent Maintenance Agreement for Stormwater Facilities, recorded as Instrument Number 200001030000340, in the Register's Office for Knox County, Tennessee.

10. Subject to Joint Permanent Easement, recorded as Instrument Number 200007050000723, in the Register's Office for Knox County, Tennessee.

11. Subject to the Joint Permanent Easement Maintenance Agreement, recorded as Instrument Number 200007130002600, in the Register's Office for Knox County, Tennessee.

12. Vested owner Brownlee-Lacy, LLC was dissolved in 2006. Additional information is needed to determine the Successors in Interest of the LLC.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,559.26

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,293.09

TAX ID: 107NC-00201 **TAX SALE:** 25

TRUSTEE FILE: 561

OWNER(S) & ADDRESS(ES):

Tompat Properties, L.P.
SERVE: Registered Agent – Anthony P. Cappiello, Jr. -
125 S. Forest Park Blvd., Knoxville, TN 37919
4705 Kingston Pike, Knoxville, TN 37919

COMMON DESCRIPTION:

125 S. Forest Park Blvd., Knoxville, TN 37919

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 49th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 1R, of the Final Plat of the Re-Subdivision of the Tompat Properties LP, as shown by map of same of record as Instrument Number 201612060036086, 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 Tompat Properties L.P., a Tennessee limited partnership, by Quit Claim Deed dated March 5, 2006, from Holrob-Weiss General Partnership, a Tennessee general partnership, and recorded on March 13, 2006 as Instrument Number 200603130076207, 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 Tompat Properties L.P., a Tennessee limited partnership, by Quit Claim Deed dated March 5, 2006, from Holrob-Weiss General Partnership, a Tennessee general partnership, and recorded on March 13, 2006 as Instrument Number 200603130076207, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Deed of Trust dated February 3, 2023, from Tompat Properties LP, a Tennessee limited partnership, to David Reynolds, Trustee for the benefit of Peoples Bank of the South, in the original amount of $201,889.87, and recorded on February 2, 2023 as Instrument Number 202302030043450, in the Register's Office for Knox County, Tennessee. **SERVE**: Peoples Bank of the South, 106 W. Central Avenue, LaFollette, TN 37766. **SERVE TRUSTEE: David Reynolds, 106 W. Central Avenue, LaFollette, TN 37766.**

2. Deed of Trust dated March 3, 2020, from Tompat Properties LP, a Tennessee limited partnership, to David Reynolds, Trustee for the benefit of Peoples Bank of the South, in the original amount of $151,157.87, and recorded on March 16, 2020 as Instrument Number 202006130061123, in the Register's Office for Knox County, Tennessee. **SERVE**: Peoples Bank of the South, 106 W. Central Avenue, LaFollette, TN 37766. **SERVE TRUSTEE: David Reynolds, 106 W. Central Avenue,**

LaFollette, TN 37766.

3. Deed of Trust, Assignment of Leases and Rents, and Security Agreement, dated May 4, 2007, from Tompat Properties L.P., a Tennessee limited partnership, to David Reynolds, Trustee for the benefit of Peoples Bank of the South, in the original amount of $3,527,500.00, and recorded on May 14, 2007 as Instrument Number 200705140092882, in the Register's Office for Knox County, Tennessee. Said Deed of Trust was modified by Modification Agreement dated December 21, 2018, increasing the unpaid principal balance to $1,771,388.95, and recorded on February 12, 2019 as Instrument Number 201902120047584, in the Register's Office for Knox County, Tennessee. **SERVE: Peoples Bank of the South, 106 W. Central Avenue, LaFollette, TN 37766. SERVE TRUSTEE: David Reynolds, 106 W. Central Avenue, LaFollette, TN 37766.**

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, setbacks, and matters shown by plat of record as Instrument Number 201612060036086, in the Register's Office for Knox County, Tennessee.

2. Subject to Utility and Drainage Easements, 10 feet inside all boundary lines, and 5 feet inside all other lot lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

3. Subject to the Reciprocal Easement, recorded as Instrument Number 201612210039328, in the Register's Office for Knox County, Tennessee.

4. Subject to Permanent Maintenance of Stormwater Facilities, recorded as Instrument Number 200709100022224 and Instrument Number 200707090002387, both in the Register's Office for Knox County, Tennessee.

5. Subject to the Certificate to Limited Partnership, recorded as Instrument Number 200401260072246; and Amended Certificate recorded as Instrument Number 200512010047956, in the Register's Office for Knox County, Tennessee.

6. Subject to any unrecorded lease agreements and rights of any tenants in possession.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $22,822.51
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $55,136.15

TAX ID: 108CB-003 **TAX SALE:** 25

TRUSTEE FILE: 564

OWNER(S) & ADDRESS(ES):

Wayne Clark Gibson: 2220 Clinch Ave

Wayne Clark Gibson died testate on or about February 7th, 2000, and his Last Will and Testament devised his estate to his surviving spouse, Shirley McKenney Gibson, residing at 800 Freels Lane, Knoxville, TN 37922.

COMMON DESCRIPTION:

2220 Clinch Ave. Knoxville, TN 37916, Lot 17

LEGAL DESCRIPTION:

SITUATED In District No. Four (4) of Knox County. Tennessee. and within the 10th Hard of the

City of Knoxville, and more particularly described as being: Lot 17 in Block D (forntin 50 feet on the south side of Clinch. Avenue and running back between parallel lines 100 feet to an alley) in FORT SANDERS ADDITION TO KNOXVILLE. TENNESSEE. a map of which is recorded in the Register's Office for Knox County. Tennessee, in Map Book 7, page 1. The house thereof being numbered 2220 West Clinch Avenue.

DERIVATION:

BEING THE SAME property conveyed to Wayne Clark Gibson, married, from Clara Rose, Single, by warranty deed dated January 23rd, 1990, and recorded on January 24th, 1990, in instrument no. 199001240016212, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Abstract and Notice of Lien Lis Pendens from the City of Knoxville, Tennessee, and Knox County, Tennessee, against Wayne Clark Gibson and parcel 108C-B-003, on May 16th, 2022, and recorded on May 18th, 2022, in instrument no. 202205180087617, of record in the register's office for Knox County, Tennessee. Serve: Douglas Gordon, BPR #019400 City of Knoxville Staff Attorney Law Department, 400 main street, suite 699, Knoxville, TN 37902

Abstract and Notice of Lien Lis Pendens from the City of Knoxville, Tennessee, and Knox County, Tennessee, against Wayne Clark Gibson and parcel 108C-B-003, on October 14th, 2021, and recorded on October 14th, 2021, in instrument no. 202110140034023, of record in theRegister's Office for Knox County, Tennessee. Serve: Douglas Gordon, BPR #019400 City of Knoxville Staff Attorney Law Department, 400 main street, suite 699, Knoxville, TN 37902

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

Wayne Clark Gibson Died testate on or about February 7th, 2000, and his Last Will and Testament was probated in the Chancery court for Knox County, Probate division, docket No. 57209-1. Said Last Will and Testament deviseed the real property to his surviving spouse, Shirley McKenney Gibson, and she was appointed as the executrix to handle his estate affairs. Shirley McKenney Gibson filed two disclaimers pursuant to Tenn. Code Ann 31-1-103 disclaiming the real property deviseed to her. Said Last Will and Testament also stated in the event that Shirley McKenney predeceased him or fails to surving after, then the real property was to be held in trust by Ward S. Whelchel and Judy Justice, for the use and benefit of their one child, Timothy Gibson. No obituary could be found/obtained on the surviving spouse, Shirley McKenney Gibson or Timothy Gibson, in the state of Tennessee as of 01/23/2025.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE:

Matters of Plat of recorded on June 29, 1921 Plat Book 7 at Page 1 in Plat Cabinet L, Slide 304D, in the Register's Office for Knox County, Tennessee.

Disclaimer of record in Instrument No. 200310090041480 in the Register's Office for Knox County, Tennessee.

Disclaimer of record in Instrument No. 200011030031363 in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,287.73
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $15,208.83

TAX ID: 108CE-001 **TAX SALE:** 25

TRUSTEE FILE: 565

OWNER(S) & ADDRESS(ES):

Shirley M Gibson, Trustee of the Shirley Gibson Trust; 802 Nineteenth St

COMMON DESCRIPTION:

802 Nineteenth ST, Knoxville, TN 37916, Lot 8

LEGAL DESCRIPTION:

TRACT ONE: 107GD-027.00

SITUATED in the Fifth (5th) Civil District of Knox County, Tennessee and within the 48th Ward of the City of Knoxville, Tennessee and being Known and designated as all of Lot 18, Papermill Addition to the City of Knoxville, Tennessee, as shown on plat of record in map Book 19, page 32, in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made.

TRACT TWO: 004-043.00

SITUATED in the Sixth (6th) Civil District of Knox County, Tennessee and without the corporate limits of the City of Knoxville, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an iron pin, said iron pin marking the point of intersection of the northwestern line of Brock Road with the northeastern line of Texas Valley Drive, said point of beginning also being the corner with Fred Webber; thence with the line of Webber and a fence line North 40 deg. 23 min. West 1298.0 feet to a marked gum, corner to C.B. Hoskins; thence with the Hoskins line North 29 deg. 50 min. East 1678.5 feet to a marked poplar, corner to C.B. Hoskins, T.D. Melton, Mossie Stanifer and the property herein described; thence with the line of Mossie Stanifer South 41 deg. 42 min. East 1162.6 feet to an iron pin; thence crossing Brock Road South 64 deg. 03 min. East 156.0 feet to a gum, Cecil Capps' corner, thence with Capps line and fence line South 29 deg. 07 min. West 447.4 feet to a point in the right of way of Brock Road and corner to Oscar Welch; thence with the center line of Brock Road and the line of Welch the three following calls and distances, to-wit: South 36 deg. 50 min. West 261.0 feet to a point; South 31 deg. 00 min. West 493.5 feet to a point and South 28 deg. 19 min. West 533.3 feet to a point; thence crossing Brock Road South 65 deg. 00 min. West 26.0 feet to the point or place ofBEGINNING, as shown by survey of G.T. Trotter, Jr., Surveyor, Knoxville, Tennessee, dated February 12, 1966, Drawing No. 6-842.

TRACT THREE: 107GD-025.00

SITUATED in the Fifth (5th) Civil District of Knox County, Tennessee and within the 48th Ward of the City of Knoxville, Tennessee and being known and designated as all of Lot 16, Papermill Addition to the City of Knoxville, Tennessee, as shown on plat of record in Map Book 19, page 32, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at the common corner between Lots 16 and 17 in the southeast line of Jonquil Lane, said point being distant 200 feet southwesterly from the intersection of jonquil Lane and Coleman Road; thence from said BEGINNING point with the dividing line between Lots 16 and 17 in a southeasterly direction 150 feet to the northwest line of Papermill Road; thence with said line in a southwest direction 100 feet to the corner of Lot 15; thence with the line of said Lot 15 in a northwesterly direction 150 feet to the southeast line of Jonquil Lane; thence with said line in a northeasterly direction 100 feet to the place of BEGINNING.

TRACT FOUR: 108CH-011.00

SITUATED in the Fourth (4th) Civil District of Knox County, Tennessee and within the 10th Ward of the City of Knoxville, Tennessee and being known and designated as part of Lot 32, White's Park Addition and being more particularly described as follows:

BEGINNING at a point in the north line of Lake Street, said point being a distance of 50 feet on a westerly direction from the point where the north line of Lake Street intersects the west line of Nineteenth (formerly Eleventh) Street; thence in a northerly direction along a line which is parallel to the west line of Nineteenth Street a distance of 100 feet to a point thence in a westerly direction along a line which is parallel to the north line of Lake Street a distance of 50 feet to a point in the east line of lot now or formerly owned by Copenhaver, thence in a southerly direction along the east line of said Copenhaver lot and parallel to the west line of Nineteenth Street a distance of 100 feet to a point in the north line of Lake Street thence in an easterly direction along the north line of Lake Street a distance of 50 feet to the point of BEGINNING.

TRACT FIVE: 108CE-001.00

SITUATED in the Fourth (4th) Civil District of Knox County, Tennessee and within the IOth Ward of the City of Knoxville, Tennessee and being known and designated as part of Lot 8, White's Park Addition, as the same is shown by plat of record in Map Book 7, page 130 in said Register's Office, said lot or parcel of land situated, lying and being on the eastern side of Nineteenth, formerly Eleventh, Street, and having a frontage of 65 feet thereon and running backbetween parallel lines in an easterly direction 60 feet and being more particularly bounded and described as follows:

BEGINNING at a point in the eastern line of 19th Street, distant in a Southerly direction 85 feet from the point of intersection of the eastern line of 19th Street with the southern line of West Cumberland Avenue and running thence in an easterly direction and on a line parallel with the southern line of West Cumberland Avenue 60 feet to a point; thence in a southerly direction and on a line parallel with the eastern line of 19th Street 65 feet to a point in the northern line of an alley; thence in a western direction along the northern line of said alley and on a line parallel with the first line herein 60 feet to a point in the eastern line of 19th Street; thence in a northerly direction along the eastern line of 19th Street 65 feet to the point of BEGINNING, as shown by survey of W.E. Lack, Engineer, Knoxville, Tennessee, dated August 28, 1934; said premises are improved with dwelling house bearing city number 804 Nineteenth Street.

TRACT SIX: 108CB-002.00

SITUATED in the Fourth (4th) Civil District of Knox County, Tennessee and within the 10th Ward of the City of Knoxville, Tennessee and being known and designated as all of Lot 18, Block D, Fort Sanders Addition, as shown on plat of record in Map Book 7, page 1 is said Register's Office, said Property being bounded and described as shown on plat of said Addition to which plat reference is made for a more particular description; said lot fronting 50 feet on the south side of West Clinch Avenue and extending back between parallel lines 100 feet.

DERIVATION:

BEING the same property conveyed to Shirley M Gibson, Trustee of the Shirley M. Gibson Trust, P.O. Box 11124, Knoxville, TN 37939 from Shirley M. Gibson, by quit claim deed dated March 30th, 2009, and recorded on May 1st, 2009, in instrument no. 200905010070492, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Lien filed from Codes Enforcement office for the City of Knoxville for lot cleaning/debris removal on 802 Nineteenth St, Knoxville, TN 37916, in the principal amount of $211.00, filed in instrument no. 202308150008425, of record on August 15th, 2023, in the register's office for Knox County, Tennessee. Serve: Codes enforcement administrator for the City of Knoxville, 400 Main Street, suite 520, Knoxville, TN 37902.

Lien filed from Codes Enforcement office for the City of Knoxville for lot cleaning/debris removal on 802 Nineteenth St, Knoxville, TN 37916, in the principal amount of $244.00, filed in instrument no. 202308220009828, of record on August 22nd, 2023, in theregister's office for Knox County, Tennessee. Serve: Codes enforcement administrator for the City of Knoxville, 400 Main Street, suite 520, Knoxville, TN 37902.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: None found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER:

Potential hit on a: "Shirley Gibson" with the following information:

Case Number (1:2019cv01968), Case Title: ARD et al v. USA, Court: U.S. Court of Federal Claims, Date filed: 12/30/2019, Date closed: NONE, Date Discharged: NONE. Could be active against our vested title holder.

OTHER MATTERS AFFECTING TITLE: Matters of Plat of recorded in Plat Book 19 at page 32 in Plat Cabinet L, Slide 7-130, in said Register's Office.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $9,901.83
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $32,229.94

TAX ID: 108LB-022 **TAX SALE:** 25

TRUSTEE FILE: 570

OWNER(S) & ADDRESS(ES):

Minerva M. Parham (deceased)

Unknown Heirs of Minerva M. Parham a/k/a Minerva Matilda Parham

2909 W. Blount Avenue, Knoxville, TN 37909

3104 Cross Valley Drive, Knoxville,TN 37917

(Carl L. Parham)

COMMON DESCRIPTION:

2909 W. Blount Avenue, Knoxville, TN 37909

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) (Old 14) of Knox County, Tennessee, within the 25th Ward of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING on the corner of Lot No. One (1) in the Maryville Road; thence with said road, North 10 degrees West, fifty (50) feet to the corner of James Mayfield lot (formerly owned by Louis Cartwright); thence South 80 degrees West, two hundred thirty four (234) feet with said Mayfields line to the creek; thence up the creek with its meanderings, fifty (50) feet to the corner of the lot formerly owned by Frank A. Day; thence, North 80 degrees East, two hundred twenty nine (229) feet with said line to the beginning.

BEING the same property conveyed to Minerva Matilda Parham, from Robert A. Parham, by Deed dated April 24, 1923, and filed of record in Warranty Deed Book 375, Page 104, 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 Minerva Matilda Parham, from Robert A. Parham, by Deed dated April 24, 1923, and filed of record in Warranty Deed Book 375, Page 104, 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:

Minerva M. Parham, being one in the same person as Minerva Matilda Parham died on or about May 26, 1941. Per Will of "Mrs. Matilda Parham" dated March 4, 1941, probated on September 17, 1941 in Will Book 15, page 46, it states that "Whatever is left when I leave this world I want divided equally among my children (I want Joyce McCoy considered as a child and share as one of you. I want Arthurs share divided equally amount his three children if they are all living with someone...". It is believed, based on old information found, that the children of Minerva Matilda Parham were: Madge Edna Parham McCoy, Arthur Robert Parham, Sr. (pre-deceased Minerva), Elsie Ruby Parham Hubbard Aram, June Olive Parham, and Francis William "Frank" Parham, however we cannot definitively confirm as no obituary was found, just a notice about her funeral services. It is also believed that the Joyce McCoy referred to in the will may be one in the same person as Barbara Joyce McCoy, daughter of Madge Edna Parham McCoy, but cannot determine without additional information. Per obituary found for Arthur Parham, children of Aurthur referenced in the will were William Leroy Parham, Alma Parham and Arthur Parham, Jr., he was also survived by wife, Beatrice Jackson Parham. All of the suspected children of Minerva, as listed above, are deceased, having died between 1936 and 1983 per information found online. It is unknown who their heirs were, and is also unknown if all children of Minerva Matilda Parham have been accounted for.

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, setbacks, and matters shown on recorded plat in Plat Cabinet A, Slide 107A (formerly Map Book 4, page 48), in the Register's Office for Knox County, Tennessee.

2. Subject owner and multiple heirs being deceased, and to any and all concerns, including but not limited to TennCare.

3. Subject to Goose Creek running through back side of property, as shown by KGIS map.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,695.16
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,486.43

TAX ID: 109AE-017 **TAX SALE:** 25

TRUSTEE FILE: 571

OWNER(S) & ADDRESS(ES):

Criterion Investment Corporation (inactive)

Shareholders of Criterion Investment Corporation

0 Elizabeth Avenue, Knoxville, TN 37920

PO Box 50714, Knoxville, TN 37950

COMMON DESCRIPTION:

0 Elizabeth Avenue, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, and within the 26th Ward of the City of Knoxville, Tennessee, and being PART of Lot 1130 in B. H. Sprankle's Tenth Addition, as shown by map of record in Plat Cabinet A, Slide 276-D (formerly Map Book 8, page 89), 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 right-of-way line of Elizabeth Street corner to property now or formerly owned by Glenn Ogle, said iron pin being distant in a Northeasterly direction 90 feet from the Northwest right-of-way line of Elizabeth Street and the East right-of-way line of Atchley Avenue; thence, from said BEGINNING point and with the Northwest right-of-way line of Elizabeth Street, North 62 deg. 45 min. East, 5 feet to an iron pin corner to property now or formerly belonging to Harold A. Ogle; thence, with the line of Harold A. Ogle, North 27 deg. 15 min. West, 130 feet to an iron pin in the Southeast right-of-way line of Britton Heights; thence, with the Southeast right-of-way line of Britton Heights, South 62 deg. 45 min. West, 5 feet to an iron pin corner to property of Glenn Ogle; thence, with the line of Glenn Ogle, South 27 deg. 15 min. East, 130 feet to an iron pin, the point of BEGINNING, according to the survey of W. L. Clark, Jr., Surveyor, dated July 24, 1981.

BEING PART OF the same property conveyed to Criterion Investment Corporation by Warranty Deed dated February 23, 1984, from Gordon Sams, single, and recorded on February 29, 1984 in Warranty Deed Book 1810, page 935, 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 Criterion Investment Corporation by Warranty Deed dated February 23, 1984, from Gordon Sams, single, and recorded on February 29, 1984 in Warranty Deed Book 1810, page 935, 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

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown on recorded plat of record in Plat Cabinet A, Slide 276-D (formerly Map Book 8, page 89), in the Register's Office for Knox County, Tennessee.

2. Subject property is a small 5ft x 130ft strip of land that was conveyed to vesting owner along with adjoining Lot 1129. It is likely that it was intended to convey out with Lot 1129 in Deed from Criterion Investment Corporation, to d'Arta Wiseley, which was recorded in Warranty Deed Book 1875, page 591, in the Register's Office for Knox County, Tennessee.

3. Subject to Criterion Investment Corporation being an inactive entity with the Tennessee Secretary of State. Additional information would be needed to determine

the shareholders of Criterion Investment Corporation.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,428.40

TAX ID: 109BD-019 **TAX SALE:** 25
TRUSTEE FILE: 574
OWNER(S) & ADDRESS(ES):
Glen E. Richards
2601 Sevier Avenue, Knoxville, TN 37920
3031 Mikles Lane, Knoxville, TN 37920
COMMON DESCRIPTION:
2601 Sevier Avenue, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) (formerly 3rd) of Knox County, Tennessee, within the 26th Ward of the City of Knoxville, Tennessee and being Lot Numbers One and Two of the A. A. Colter's Addition, and being more particularly bounded and described as follows:

BEGINNING on the West side of Sevierville Pike at a stake in Cottrel's and Colter's old original line; thence, South along said Sevierville Pike 100 feet, more or less, to William King's corner; thence, South 75 deg. West with the Hetty J. King line to corner of her lot, and alley; thence, North 9 deg. West on a street—direction with alley to a stake in Cottrel's and Colter's old original line 100 feet; thence, North 75 deg. East with Cottrel's line to the BEGINNING.

BEING the same property conveyed to Glen E. Richards by Warranty Deed dated July 17, 2001, from Norma W. Kulpa f/k/a Norma W. Kerr and husband, Robert F. Kulpa, recorded on July 23, 2001 as Instrument Number 200107230005123, 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 Glen E. Richards by Warranty Deed dated July 17, 2001, from Norma W. Kulpa f/k/a Norma W. Kerr and husband, Robert F. Kulpa, recorded on July 23, 2001 as Instrument Number 200107230005123, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Abstract and Notice of Lien Lis Pendens in favor of the City of Knoxville for delinquent taxes, recorded on April 30, 2019 as Instrument Number 201904300063731, in the Register's Office for Knox County, Tennessee.
2. Abstract and Notice of Lien Lis Pendens in favor of the City of Knoxville, for delinquent taxes, recorded on October 14, 2021 as Instrument Number 202110140031023, in the Register's Office for Knox County, Tennessee.
3. Abstract and Notice of Lien Lis Pendens in favor of the City of Knoxville, for delinquent taxes, recorded on May 18, 2022 as Instrument Number 202205180087617, in the Register's Officed 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, setbacks, and matters shown on recorded plat, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to any rights of tenants in possession and any unrecorded leases.
3. Subject a survey being highly recommended.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $10,569.68
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $13,512.90

TAX ID: 109BH-009 **TAX SALE:** 25
TRUSTEE FILE: 575
OWNER(S) & ADDRESS(ES):
Sidney L. Smith and wife, Mary E. Smith (both deceased)
Heirs: Maryann Guinn, Edith Ward (deceased), and Charles Smith (deceased)
Heirs of Edith Ward: Samuel David Ward (deceased), Gene Ward, Gayal Emmert, And Frankie Mynatt
Unknown Heirs of Charles Smith
Unknown Heirs of Samuel David Ward
1016 Hall Street, Knoxville, TN 37920
125 Tiller Drive Lot 2, Knoxville, TN 37912
COMMON DESCRIPTION:
1016 Hall Street, Knoxville, TN 37920 – Lot 3
LEGAL DESCRIPTION:

SITUATED in Civil District Number Three (3) of Knox County, Tennessee, within the 26th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 3, in the Jones Addition to South Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING on Hall Street (formerly Jones Street) on the Northwest corner of Lot 3 and corner to Lot 2; thence, East with line of Lots 2 and 3, a distance of 100 feet to corner of Lots 2 and 3; thence, South with East end of the line of Lot 3, a distance of 50 feet to a corner of Lot 4; thence, Northwest with line of Lots 3 and 4, a distance of 100 feet to Hall Street (formerly Jones Street); thence, North with Hall Street (formerly Jones Street) and the line of Lot 3, a distance of 50 feet to the BEGINNING, in the Howard Randles Subdivision to South Knoxville, Tennessee.

BEING the same property conveyed to Sidney L. Smith and wife, Mary E. Smith, from Tom Pickell, single, by Warranty Deed dated March 19, 1945, and recorded on March 19, 1945 in Warranty Deed Book 585, page 451, 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 Sidney L. Smith and wife, Mary E. Smith, from Tom Pickell, single, by Warranty Deed dated March 19, 1945, and recorded on March 19, 1945 in Warranty Deed Book 585, page 451, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Abstract and Notice of Lien Lis Pendens in favor of the City of Knoxville, Tennessee, and Knox County, Tennessee, for delinquent taxes, and recorded on April 30, 2019 as Instrument Number 201904300063731, in the Register's Office for Knox County, Tennessee.
2. Abstract and Notice of Lien Lis Pendens in favor of the City of Knoxville, Tennessee, and Knox County, Tennessee, for delinquent taxes, and recorded on October 14, 2021 as Instrument Number 202110140031023, in the Register's Office for Knox County, Tennessee.

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

Sidney L. Smith died on or about May 3, 1969, being married to Mary E. Smith at the time of his death, with there being no intervening divorce or separation between them. Mary E. Smith being one in the same person as Mary Elizabeth Smith died on or about November 1, 1994 but she was not found probated in Knox County. Per her obituary, her husband Sidney, and son, Charles Smith predeceased her. She was survived by daughters: Edith Ward and Maryann Guinn. We are unable to determine when Charles died or his heirs. Edith Ward died on or about January 20, 2012. Per obituary found, Edith Ward was predeceased by son, Samuel David Ward, and survived by daughters, Gayal Emmert and Frankie Mynatt, and son Gene Ward. We are unable to determine when Samuel died or his heirs.

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, setbacks, and matters shown on recorded plat of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject a survey being highly recommended.
3. Subject to any and all probate concerns regarding deceased owners and their heirs, including but not limited to TennCare.
4. Subject to possible encroachment of a rundown outbuilding from adjacent property along rear of lot, as shown by KGIS tax map.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,187.43
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,667.63

TAX ID: 109BJ-020 **TAX SALE:** 25
TRUSTEE FILE: 576
OWNER(S) & ADDRESS(ES):
Charles F. Witt
2722 Sherrod Road, Knoxville, TN 37920
P O Box 20255, Knoxville, TN 37940
COMMON DESCRIPTION:
2722 Sherrod Road, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED, LYING, AND BEING in the Ninth Civil District of Knox County, Tennessee, and within the 26th Ward of the City of Knoxville, Tennessee, and being known as designated as all of Lot No. 28-R, in the Property of Lynn H. Haynes, a revision of Lots 25 thru 31 inclusive, in Mountain View Addition, as shown by map of said property of record in Plat Cabinet C, Slide 309A (formerly Map Book 28, page 5), in the Register's Office for Knox County, Tennessee, said property being bounded and described as shown on the map of said of said property of record aforesaid, to which Map specific reference is made for a more particular description, and as shown by survey of G. T. Trotter, Jr., Surveyor, Knoxville, Tennessee, bearing date May 8, 1962, said premises are improved with dwelling house fronting Sherrod Avenue.

BEING the same property conveyed to Charles F. Witt, by Warranty Deed dated September 26, 2006, from Tate-Trotter Properties, LLC, a Tennessee Limited Liability Company, recorded as Instrument Number 200609290028091, 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 September 26, 2006, from Tate-Trotter Properties, LLC, a Tennessee Limited Liability Company, recorded as Instrument Number 200609290028091, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien in favor of the City of Knoxville dated August 7, 2024, in the original amount of $1,110.80, not including penalties and interest, if applicable, and filed of record as Instrument Number 202408190009986, 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, zoning ordinances, utility and drainage easements, setbacks, and matters shown on recorded plat in Plat Cabinet C, Slide 309-A, formerly Map Book 28, page 5, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,622.10
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $5,910.77

TAX ID: 109CB-013 **TAX SALE:** 25
TRUSTEE FILE: 577
OWNER(S) & ADDRESS(ES):
Eugene E. Davis (deceased)
Heirs of Eugene E. Davis: Michael Eugene Davis (deceased); Billie Jean Cole; Mark Mashburn; Vickie Cross; and Deborah Jones
Heirs of Michael Eugene Davis: Karen Davis; Melissa Davis Mills; Michael Davis and Bradley Davis
1620 Lenland Avenue, Knoxville, TN 37920 (Billie Jean Cole)
113 Stone Bluff Court, Knoxville, TN 37924 (Karen Davis)
1714 Bell Lane, Knoxville, TN 37914 (Melissa Davis Mills)
110 Barber Road, Strawberry Plains, TN 37871 (Michael Davis)
360 West Palmetto Park Road, Unit 508D, Boca Raton, FL 33432 (Mark Mashburn)
6137 Rivers Run Drive, Knoxville, TN 37914 (Vickie Cross)
COMMON DESCRIPTION:
1612 Leland Avenue, Knoxville, TN 37920
Part of Lot 92
LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Three (3) of Knox County, Tennessee, and lying within the 26th Ward of the City of Knoxville, Tennessee, and being the remainder of Lots 91 and 92, and a 2.47 acre tract, all of Lenland Addition of Lenoir Land Company, as shown on map recorded in Plat Cabinet A, Slide 73B (formerly Map Book 3, page 76), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; after the construction of Northbound Frontage Road serving the new South Knox Boulevard and the constructions of a cul-de-sac for Lenland Avenue, and being Tract No. 223 as shown on Tennessee Highway Department Maps and being more fully described as follows:

BEGINNING at a Survey Marker 13+05.96 at the Northeast corner of the subject tract; thence, with Tennessee Highway Department Tract No. 224, property of Second Party herein and Lot 90 of the aforesaid Lenland Addition, South 35 deg. 05 min. 01 sec. East, 268.0 feet to a point; thence, South 44 deg. 17 min. 18 sec. West, 21.07 feet to a point; thence, South 32 deg. 42 min. 56 sec. West, 141.74 feet to a point at the corner of Highway Tract No. 221; thence, with said Tract, North 35 deg. 05 min. 00 sec. West, 180 feet to a point in Highway Tract No. 222; thence, with Tract No. 222, North 54 deg. 55 min. 38 sec. East, 50 feet to a point; thence, continuing with said Tract, North 35 deg. 05 min. 04 sec. West, 150 feet to a point; thence, North 55 deg. 20 min. 09 sec. East, 118.05 feet to the point of BEGINNING.

BEING A PART OF the same property conveyed to Eugene E. Davis, single, by Warranty Deed dated June 11, 1985, from Mayme C. Crisco, a/k/a Mamie C. Crisco, widow of Ralph J. Crisco, and recorded on July 9, 1985 in Warranty Deed Book 1854, page 20, 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 Eugene E. Davis, single, by Warranty Deed dated June 11, 1985, from Mayme C. Crisco, a/k/a Mamie C. Crisco, widow of Ralph J. Crisco, and recorded on July 9, 1985 in Warranty Deed Book1854, page 20, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Judgment Lien in favor of Metro Knoxville HMA, LLC dba Physician's Regional Medical Center against Billie Jean Cole, served at 1620 Lenland Avenue, Knoxville, TN 37920, in the original amount of $2,415.48, not including interest or penalties, if applicable, and recorded on October 9, 2019 as Instrument Number 201810080022877, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: Russell Baldwin, Community Health Systems, 4000 Meridian Blvd., Franklin, TN 37067.**
2. Judgment Lien in favor of Kiren Khan against Billie Jean Cole, in the original amount of $9,723.50, not including interest or penalties, if applicable, and recorded on October 27, 2023 as Instrument Number 202310270022064, in the Register's Office for Knox County, Tennessee. **SERVE: Paine Bickers LLC, 900 South Gay Street, Suite 2200, Knoxville, TN 37902. NO REGISTERED AGENT.**
3. Judgment Lien in favor of Kiren Khan against Billie Jean Cole, in the original amount of $9,723.50, not including interest or penalties, if applicable, and recorded on October 27, 2023 as Instrument Number 202310270022065, in the Register's Office for Knox County, Tennessee. **SERVE: Paine Bickers LLC, 900 South Gay Street, Suite 2200, Knoxville, TN 37902. NO REGISTERED AGENT.**

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER:
Eugene E. Davis died on or about October 17, 2009, he was not found probated Knox County, Tennessee, and per his obituary, survived by Mike and Karen Davis; Mark and Debra Mashburn; Vickie and Mike Cross; Billie Jean and John Cole; and Deborah and Terry Jones. Michael Eugene Davis (son of Eugune) died on or about April 10, 2023, was not found probated in Knox County, Tennessee, and per his obituary, survived by wife Karen Davis, daughter, Melissa Davis Mills; and sons, Michael Davis and Brad Davis.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: More information is needed but possible Bankruptcy on Karen Davis.
OTHER MATTERS AFFECTING TITLE:

1. Subject to all matters, easements, setbacks, restrictions, etc. as shown by map of record in Plat Cabinet A, Slide 73B (formerly Map Book 3, page 76), in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns, including but not limited to TennCare as to deceased owner and any deceased heirs.
3. Subject to the metes and bounds on the legal description including additional parcels (Tax ID#: 109CB-015 & 109CB-014) and has incorrect calls. Survey highly recommended.
4. Subject to Michael Davis (deceased) and Michael Davis being one in the same person as Michael E. Davis, Sr. on Judgment Lien in favor of Discover Bank, in the original amount of $12,854.57, not including penalties and interest, if applicable, and recorded on October 10, 2023 as Instrument Number 202310100018872, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.
5. Subject to Michael Davis (deceased) and Michael Davis being one in the same person as Michael H. Davis on Order Extending Judgment in favor of Chancellor's Learning Systems, in an unknown amount, not including interest or penalties, if applicable, and recorded on January 31, 2020 as Instrument Number 202001310050686, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.
6. Subject to Michael Davis (deceased) and Michael Davis being one in the same person as Michael Davis on Order Extending Judgment, in an unknown amount, not including interest or penalties, if applicable, and recorded on March 30, 2017 as Instrument Number 201703300059449, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.
7. Subject Karen Davis being one in the same person in an active Bankruptcy proceeding. More information is needed in order to determine.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,075.77

TAX ID: 109CB-014 **TAX SALE:** 25
TRUSTEE FILE: 578
OWNER(S) & ADDRESS(ES):
Eugene E. Davis (deceased)
Heirs of Eugene E. Davis: Michael Eugene Davis (deceased); Billie Jean Cole; Mark Mashburn; Vickie Cross; and Deborah Jones
Heirs of Michael Eugene Davis: Karen Davis; Melissa Davis Mills; Michael Davis and Bradley Davis
0 Cottrell Street, Knoxville, TN 37920
1620 Lenland Avenue, Knoxville, TN 37920 (Billie Jean Cole)
113 Stone Bluff Court, Knoxville, TN 37924 (Karen Davis)
1714 Bell Lane, Knoxville, TN 37914 (Melissa Davis Mills)
110 Barber Road, Strawberry Plains, TN 37871 (Michael Davis)
360 West Palmetto Park Road, Unit 508D, Boca Raton, FL 33432 (Mark Mashburn)
6137 Rivers Run Drive, Knoxville, TN 37914 (Vickie Cross)
COMMON DESCRIPTION:
0 Cottrell Street, Knoxville, TN 37920
LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Three (3) of Knox County, Tennessee, and lying within the 26th Ward of the City of Knoxville, Tennessee, and being the remainder of Lots 91 and 92, and a 2.47 acre tract, all of Lenland Addition of Lenoir Land Company, as shown on map recorded in Plat Cabinet A, Slide 73B (formerly Map Book 3, page 76), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; after the construction of Northbound Frontage Road serving the new South Knox Boulevard and the constructions of a cul-de-sac for Lenland Avenue, and being Tract No. 223 as shown on Tennessee Highway Department Maps and being more fully described as follows:

BEGINNING at a Survey Marker 13+05.96 at the Northeast corner of the subject tract; thence, with Tennessee Highway Department Tract No. 224, property of Second Party herein and Lot 90 of the aforesaid Lenland Addition, South 35 deg. 05 min. 01 sec. East, 268.0 feet to a point; thence, South 44 deg. 17 min. 18 sec. West, 21.07 feet to a point; thence, South 32 deg. 42 min. 56 sec. West, 141.74 feet to a point at the corner of Highway Tract No. 221; thence, with said Tract, North 35 deg. 05 min. 00 sec. West, 180 feet to a point in Highway Tract No. 222; thence, with Tract No. 222, North 54 deg. 55 min. 38 sec. East, 50 feet to a point; thence, continuing with said Tract, North 35 deg. 05 min. 04 sec. West, 150 feet to a point; thence, North 55 deg. 20 min. 09 sec. East, 118.05 feet to the point of BEGINNING.

BEING PART OF the same property conveyed to Eugene E. Davis, single, by Warranty Deed dated June 11, 1985, from Mayme C. Crisco, a/k/a Mamie C. Crisco, widow of Ralph J. Crisco, and recorded on July 9, 1985 in Warranty Deed Book 1854, page 20, 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 Eugene E. Davis, single, by Warranty Deed dated June 11, 1985, from Mayme C. Crisco, a/k/a Mamie C. Crisco, widow of Ralph J. Crisco, and recorded on July 9, 1985 in Warranty

Deed Book1854, page 20, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Judgment Lien in favor of Metro Knoxville HMA, LLC dba Physician's Regional Medical Center against Billie Jean Cole, served at 1620 Lenland Avenue, Knoxville, TN 37920, in the original amount of $2,415.48, not including interest or penalties, if applicable, and recorded on October 9, 2019 as Instrument Number 201810080022877, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: Russell Baldwin, Community Health Systems, 4000 Meridian Blvd., Franklin, TN 37067.**

2. Judgment Lien in favor of Karin Khan against Billie Jean Cole, in the original amount of $9,723.50, not including interest or penalties, if applicable, and recorded on October 27, 2023 as Instrument Number 202310270022064, in the Register's Office for Knox County, Tennessee. **SERVE: Paine Bickers LLC, 900 South Gay Street, Suite 2200, Knoxville, TN 37902. NO REGISTERED AGENT.**

3. Judgment Lien in favor of Karin Khan against Billie Jean Cole, in the original amount of $9,723.50, not including interest or penalties, if applicable, and recorded on October 27, 2023 as Instrument Number 202310270022065, in the Register's Office for Knox County, Tennessee. **SERVE: Paine Bickers LLC, 900 South Gay Street, Suite 2200, Knoxville, TN 37902. NO REGISTERED AGENT.**

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Eugene E. Davis died on or about October 17, 2009, he was not found probated Knox County, Tennessee, and per his obituary, survived by Mike and Karen Davis; Mark and Debra Mashburn; Vickie and Mike Cross; Billie Jean and John Cole; and Deborah and Terry Jones. Michael Eugene Davis (son of Eugune) died on or about April 10, 2023, was not found probated in Knox County, Tennessee, and per his obituary, survived by wife Karen Davis, daughter, Melissa Davis Mills; and sons, Michael Davis and Brad Davis.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: More information is needed but possible Bankruptcy on Karen Davis.

OTHER MATTERS AFFECTING TITLE:

1. Subject to all matters, easements, setbacks, restrictions, etc. as shown by map of record in Plat Cabinet A, Slide 73B (formerly Map Book 3, page 76), in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns, including but not limited to TennCare as to deceased owner and any deceased heirs.
3. Subject to the metes and bounds on the legal description including additional parcels (Tax ID#: 109CB-015 & 109CB-013) and has incorrect calls. Survey highly recommended.
4. Subject to Michael Davis (deceased) and Michael Davis being one in the same person as Michael E. Davis, Sr. on Judgment Lien in favor of Discover Bank, in the original amount of $12,854.57, not including penalties and interest, if applicable, and recorded on October 10, 2023 as Instrument Number 202310100018872, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.
5. Subject to Michael Davis (deceased) and Michael Davis being one in the same person as Michael H. Davis on Order Extending Judgment in favor of Chancellor's Learning Systems, in an unknown amount, not including interest or penalties, if applicable, and recorded on January 31, 2020 as Instrument Number 202001310050686, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.
6. Subject to Michael Davis (deceased) and Michael Davis being one in the same person as Michael Davis on Order Extending Judgment, in an unknown amount, not including interest or penalties, if applicable, and recorded on March 30, 2017 as Instrument Number 201703300059449, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.
7. Subject Karen Davis being one in the same person in an active Bankruptcy proceeding. More information is needed in order to determine.
8. Subject to Utility Easement in favor of KUB, recorded as Instrument Number 201002180053543, in the Register's Office for Knox County, Tennessee.
9. Subject to riparian rights as to Baker Creek crossing property.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,447.47
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $996.39

TAX ID: 109CB-015 **TAX SALE:** 25
TRUSTEE FILE: 579
OWNER(S) & ADDRESS(ES):
Eugene E. Davis (deceased)
Heirs of Eugene E. Davis: Michael Eugene Davis (deceased); Billie Jean Cole; Mark Mashburn; Vickie Cross; and Deborah Jones
Heirs of Michael Eugene Davis: Karen Davis; Melissa Davis Mills; Michael Davis and Bradley Davis
1620 Lenland Avenue, Knoxville, TN 37920 (Billie Jean Cole)
113 Stone Bluff Court, Knoxville, TN 37924 (Karen Davis)
1714 Bell Lane, Knoxville, TN 37914 (Melissa Davis Mills)
110 Barber Road, Strawberry Plains, TN 37871 (Michael Davis)
360 West Palmetto Park Road, Unit 508D, Boca Raton, FL 33432 (Mark Mashburn)
6137 Rivers Run Drive, Knoxville, TN 37914 (Vickie Cross)
COMMON DESCRIPTION:
1616 Leland Avenue, Knoxville, TN 37920
Part of Lot 91
LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Three (3) of Knox County, Tennessee, and lying within the 26th Ward of the City of Knoxville, Tennessee, and being the remainder of Lots 91 and 92, and a 2.47 acre tract, all of Lenland Addition of Lenoir Land Company, as shown on map recorded in Plat Cabinet A, Slide 73B (formerly Map Book 3, page 76), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; after the construction of Northbound Frontage Road serving the new South Knox Boulevard and the constructions of a cul-de-sac for Lenland Avenue, and being Tract No. 223 as shown on Tennessee Highway Department Maps and being more fully described as follows:

BEGINNING at a Survey Marker 13+05.96 at the Northeast corner of the subject tract; thence, with Tennessee Highway Department Tract No. 224, property of Second Party herein and Lot 90 of the aforesaid Lenland Addition, South 35 deg. 05 min. 01 sec. East, 268.0 feet to a point; thence, South 44 deg. 17 min. 18 sec. West, 21.07 feet to a point; thence, South 32 deg. 42 min. 56 sec. West, 141.74 feet to a point at the corner of Highway Tract No. 221; thence, with said Tract, North 35 deg. 05 min. 00 sec. West, 180 feet to a point in Highway Tract No. 222; thence, with Tract No. 222, North 54 deg. 55 min. 38 sec. East, 50 feet to a point; thence, continuing with said Tract, North 35 deg. 05 min. 04 sec. West, 150 feet to a point; thence, North 55 deg. 20 min. 09 sec. East, 118.05 feet to the point of BEGINNING.

BEING A PART OF the same property conveyed to Eugene E. Davis, single, by Warranty Deed dated June 11, 1985, from Mayme C. Crisco, a/k/a Mamie C. Crisco, widow of Ralph J. Crisco, and recorded on July 9, 1985 in Warranty Deed Book 1854, page 20, 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 Eugene E. Davis, single, by Warranty Deed dated June 11, 1985, from Mayme C. Crisco, a/k/a Mamie C. Crisco, widow of Ralph J. Crisco, and recorded on July 9, 1985 in Warranty Deed Book1854, page 20, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Judgment Lien in favor of Metro Knoxville HMA, LLC dba Physician's Regional Medical Center against Billie Jean Cole, served at 1620 Lenland Avenue, Knoxville, TN 37920, in the original amount of $2,415.48, not including interest or penalties, if applicable, and recorded on October 9, 2019 as Instrument Number 201810080022877, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: Russell Baldwin, Community Health Systems, 4000 Meridian Blvd., Franklin, TN 37067.**
2. Judgment Lien in favor of Kiren Khan against Billie Jean Cole, in the original amount of $9,723.50, not including interest or penalties, if applicable, and recorded on October 27, 2023 as Instrument Number 202310270022064, in the Register's Office for Knox County, Tennessee. **SERVE: Paine Bickers LLC, 900 South Gay Street, Suite 2200, Knoxville, TN 37902. NO REGISTERED AGENT.**
3. Judgment Lien in favor of Kiren Khan against Billie Jean Cole, in the original amount of $9,723.50, not including interest or penalties, if applicable, and recorded on October 27, 2023 as Instrument Number 202310270022065, in the Register's Office for Knox County, Tennessee. **SERVE: Paine Bickers LLC, 900 South Gay Street, Suite 2200, Knoxville, TN 37902. NO REGISTERED AGENT.**

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Eugene E. Davis died on or about October 17, 2009, he was not found probated Knox County, Tennessee, and per his obituary, survived by Mike and Karen Davis; Mark and Debra Mashburn; Vickie and Mike Cross; Billie Jean and John Cole; and Deborah and Terry Jones. Michael Eugene Davis (son of Eugune) died on or about April 10, 2023, was not found probated in Knox County, Tennessee, and per his obituary, survived by wife Karen Davis, daughter, Melissa Davis Mills; and sons, Michael Davis and Brad Davis.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: More information is needed but possible Bankruptcy on Karen Davis.

OTHER MATTERS AFFECTING TITLE:

1. Subject to all matters, easements, setbacks, restrictions, etc. as shown by map of record in Plat Cabinet A, Slide 73B (formerly Map Book 3, page 76), in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns, including but not limited to TennCare as to deceased owner and any deceased heirs.
3. Subject to the metes and bounds on the legal description including additional parcels (Tax ID#: 109CB-013 & 109CB-014) and has incorrect calls. Survey highly recommended.
4. Subject to Michael Davis (deceased) and Michael Davis being one in the same person as Michael E. Davis, Sr. on Judgment Lien in favor of Discover Bank, in the original amount of $12,854.57, not including penalties and interest, if applicable, and recorded on October 10, 2023 as Instrument Number 202310100018872, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.
5. Subject to Michael Davis (deceased) and Michael Davis being one in the same person as Michael H. Davis on Order Extending Judgment in favor of Chancellor's Learning Systems, in an unknown amount, not including interest or penalties, if applicable, and recorded on January 31, 2020 as Instrument Number 202001310050686, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.
6. Subject to Michael Davis (deceased) and Michael Davis being one in the same person as Michael Davis on Order Extending Judgment, in an unknown amount, not including interest or penalties, if applicable, and recorded on March 30, 2017 as Instrument Number 201703300059449, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.
7. Subject Karen Davis being one in the same person in an active Bankruptcy proceeding. More information is needed in order to determine.
8. Subject to Riparian Rights and Easement, set forth as Instrument Number 201002180053543 and Instrument Number 201002180053542, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $29.11

TAX ID: 109DF-025 **TAX SALE:** 25
TRUSTEE FILE: 584
OWNER(S) & ADDRESS(ES):
David Housewright and Annabelle Housewright (a ½ interest) (both deceased)
John L. Ball (a ½ interest) (possibly deceased)
Heirs of Annabelle Housewright: Dennis Housewright and Judith Ann Chatterton
0 Vucrest Avenue, Knoxville, TN 37920
1227 Glover Road, Rockford, TN 37853
COMMON DESCRIPTION:
0 Vucrest Avenue, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in the Third Civil District of Knox County, Tennessee, within the 26th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 11, Block D, Pinecrest Addition to Knoxville, as shown in Plat Cabinet A, Slide 260-E (formerly Map Book 8, page 35), 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 North side of Crestview Drive and runs back between parallel lines 140 feet.

BEING the same property conveyed to David J. Housewright and wife, Annabelle Housewright (a ½ undivided interest) by Warranty Deed dated August 8, 1975, from William R. Keck, and recorded on April 1, 1976 in Warranty Deed Book 1576, page 294, in the Register's Office for Knox County, Tennessee. ALSO BEING the same property conveyed to William R. Keck and John L. Ball, by Warranty Deed dated May 31, 1973, from Owen L. Terry and wife, Mable Terry, and recorded on June 1, 1973 in Warranty Deed Book 1508, page 256, 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 J. Housewright and wife, Annabelle Housewright (a ½ undivided interest) by Warranty Deed dated August 8, 1975, from William R. Keck, and recorded on April 1, 1976 in Warranty Deed Book 1576, page 294, in the Register's Office for Knox County, Tennessee. ALSO BEING the same property conveyed to William R. Keck and John L. Ball, by Warranty Deed dated May 31, 1973, from Owen L. Terry and wife, Mable Terry, and recorded on June 1, 1973 in Warranty Deed Book 1508, page 256, 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:

David J. Housewright (Jr.) died on or about February 4, 1986, being married to Annabelle Housewright at the time of his death with there being no intervening divorce or separation between them prior to his death. Annabelle Housewright died intestate on or about April 26, 1995, being an un-remarried widow at the time of her death. She was not found probated in Knox County, Tennessee, but according to her obituary, she was survived by 2 children: Dennis Housewright and Judith Ann Chatterton (of Texas).

John L. Ball is likely deceased and it cannot be confirmed of his date of death and heirs, however, it is believed he possibly died on or about April 20, 2002. No probate was found of record in Knox County.

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 shown on map or plat of record in Plat Cabinet A, Slide 260-E (formerly Map Book 8, page 35), in the Register's Office for Knox County, Tennessee.
2. Subject to John L. Ball having a ½ undivided interest in above-referenced property as no deed was found to convey his respective interest. Only William R. Peck conveyed his ½ interest to David J. Housewright and wife, Annabelle Housewright.
3. Subject to any and all probate concerns, including but not limited to TennCare, on all deceased parties.
4. Subject to a survey being recommended due to the dated plat of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,621.18
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,389.77

TAX ID: 109FL-026 **TAX SALE:** 25
TRUSTEE FILE: 587
OWNER(S) & ADDRESS(ES):
Mary Frances Underwood (deceased)
Heirs of Mary Frances Underwood: Anna Vandergriff (deceased) and Jonathan Underwood
Heirs of Anna Vandergriff: Kelly Moore, Shannon Macklin, Frances Vandergriff, and Joshua A. Vandergriff (deceased)
Unknown Heirs of Joshua A. Vandergriff
3416 Oak Grove Street, Knoxville, Tennessee 37920
COMMON DESCRIPTION:
3416 Oak Grove Street Knoxville, Tennessee 37920
LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, and within the 26th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 12, Block Q, Minnis Second Addition, as shown by map of the same of record in Plat Cabinet A, Slide 232-C (formerly Map Book 7, page 77), 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 Mary Frances Underwood, single, by Warranty Deed dated October 14, 1992, from James A. Woodby and wife, Pamela K. Woodby, and recorded on November 2, 1992 in Deed Book 2087, 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 Mary Frances Underwood, single, by Warranty Deed dated October 14, 1992, from James A. Woodby and wife, Pamela K. Woodby, and recorded on November 2, 1992 in Deed Book 2087, page 948, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Complaint dated January 13, 2021, in favor of Neighborhood Codes, City of Knoxville against Mary Frances Underwood, deceased, Anna Vandergriff, and Jonathan Underwood, and recorded on January 14, 2021 as Instrument Number 202101140056777, in the Register's Office for Knox County, Tennessee.
2. Order Extending Judgment Lien against Mary F. Underwood in favor of Palisades Acquisition XVI, LLC as Assignee of Great Seneca/Chase Manhattan, in the original amount of $8,066.23, not including penalties and interest, if applicable, and recorded on November 16, 2016 as Instrument Number: 201611160031913, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203.**

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

It is believed that Mary Frances Underwood is deceased, with a date of death as October 4, 2017. She was not located as being probated in Knox County, but according to the obituary for "Mary F. Underwood", she was survived by children; Anna Vandergriff and Jonathan Underwood. Anna Vandergriff died on or about March 19, 2023, being survived by daughters: Kelly Moore, Shannon Macklin, and Frances Vandergriff, and being predeceased by son, Joshua A. Underwood. We are unable to find an obituary for Joshua A. Underwood, and are unable to determine his heirs.

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, setbacks, and matters shown on plat of record in Plat Cabinet A, Slide 232-C (formerly Map Book 7, page 77), in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns regarding if the owner is deceased and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $6,997.15
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $9,388.76

TAX ID: 109GF-025 **TAX SALE:** 25
TRUSTEE FILE: 591
OWNER(S) & ADDRESS(ES):
Nicholas A. Robinson and Sarah Rebecca Robinson
961 Moody Avenue, Knoxville, TN 37920
COMMON DESCRIPTION:
961 Moody Avenue, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in the 9th Civil District of Knox Couty, Tennessee, within the 26th Ward of the City of Knoxville, Tennessee and being all of Lot 10, in Mathis R. Bush Re-Subdivision of Lot No. 42 of Henry Davenport Farm, as shown by map of record in Plat Cabinet B, Slide 312A (formerly Map Book 19, page 114), in the Register's Office of Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; said lot lying on the intersection of the West line of Moody Avenue with the North line of Goldfinch Street, and being more particularly bounded and described as follows:

BEGINNING at an iron pin at the point of intersection of the North line of Goldfinch Street with the West line of Moody Avenue; thence, with Goldfinch Street, North 78 deg. 25 min. West, 98.49 feet to a point; thence, continuing with Goldfinch Street, a curve to the left having a radius of 550 feet, an arc distance of 33.01 feet to an iron pin, corner to Lot 21; thence, North 11 deg. 35 min. East with the dividing line between Lots 10 and 21, 47.2 feet to an iron pin; thence, continuing with the dividing line between Lots 10 and 21, North 12 deg. 18 min. East 12.23 feet to an iron pin, common corner of Lots 9 and 10; thence, South 77 deg. 42 min. East with the dividing line between Lots 9 and 10, 131.5 feet to an iron pin in the West line of Moody Avenue; thence, with Moody Avenue, South 12 deg. 18 min. West 11.4 feet to an iron pin; thence, continuing with Moody Avenue, South 11 deg. 35 min. West, 43.36 feet to the point of BEGINNING, as shown by survey of L. N. Savage, Engineer, dated May 10, 1967, said premises being improve with dwelling bearing No. 961 Moody Avenue.

BEING the same property conveyed to Nicholas A. Robinson and wife, Sarah Rebecca Robinson, by Warranty Deed dated May 12, 1967, from Clyde R. Cagle, Jr., and wife, Eleanor M. Cagle, and recorded on May 25, 1967 in Warranty Deed Book 1352, page 825, 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 Rebecca Robinson, by Warranty Deed dated May 12, 1967, from Clyde R. Cagle, Jr., and wife, Eleanor M. Cagle, and recorded on May 25, 1967 in Warranty Deed Book 1352, page 825, 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:

1. Subject to easements, setback lines, restrictions, and all matters shown on map or plat of record in Plat Cabinet B, Slide 312A (formerly Map Book 19, page 114), in the Register's Office for Knox County, Tennessee.

2. Subject to a 5 foot utility easement along rear lot line, as shown on map or plat of record in Plat Cabinet B, Slide 312A (formerly Map Book 19, page 114), in the Register's Office for Knox County, Tennessee.

3. Subject to a 50-foot minimum building setback line facing Moody Avenue, as shown on map or plat of record in Plat Cabinet B, Slide 312A (formerly Map Book 19, page 114), in the Register's Office for Knox County, Tennessee.

4. Subject to a survey being highly recommended due to the dated plat and legal description; along with an additional structure that appears to exit Goldfinch Avenue. It cannot be determined if that is part of subject property, or belongs to adjacent property located at 833 Goldfinch Avenue. Subject structure appears to encroach beyond property tax map line, according to KGIS.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,572.33

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $6,828.46

TAX ID: 109GJ-005 **TAX SALE:** 25

TRUSTEE FILE: 593

OWNER(S) & ADDRESS(ES):

E. & E. Incorporated
0 Dow Drive, Knoxville, TN 37920
PO Box 9126, Knoxville, TN 37920

COMMON DESCRIPTION:

0 Dow 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 Lot 3 and the Western ½ of Lot 2, Block A, in the Mathis R. Bush Re-Subdivision of Lots 44R and 45R, of Henry Davenport Farm, as shown by map of record in Plat Cabinet C, Slide 103C (formerly Map Book 24, page 76), 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 North line of Dow Drive at the common corner between Lot 3 and Lot 4; thence, from said point of BEGINNING with said line of Dow Drive, and along the Southern line of Lot 3, along a curve to the right, the radius of which is 194 feet, 60 feet to an iron pin at the common corner of Lots 2 and 3; thence, continuing with said line of Dow Drive and along Southern line of Lot 2, along said curve to the right, 32 feet to a point; thence, in a Northerly direction 288 feet, more or less, to a point in the North line of Lot 2 and property now or formerly owned by Coleman H. Dykes; thence, along dividing line between Lot 2 and Dykes property, South 64 deg. 52 min. West, 48 feet to an iron pin at the common corner of Lots 2 and 3; thence, along the dividing line between said Lot 3 and Dykes property, South 64 deg. 52 min. West, 104 feet to an iron pin at the common corner to Lots 3 and 4; thence, with the dividing line between Lots 3 and 4, South 4 deg. 40 min. East, 173.43 feet to the point of BEGINNING.

BEING PART of the same property conveyed to E. & E., Incorporated, a Tennessee corporation, from R. W. Building Fund, Inc., a Tennessee corporation, by Deed of Conveyance dated October 11, 1963, and recorded on October 11, 1963 in Warranty Deed Book 1236, page 603, 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 E. & E., Incorporated, a Tennessee corporation, from R. W. Building Fund, Inc., a Tennessee corporation, by Deed of Conveyance dated October 11, 1963, and recorded on October 11, 1963 in Warranty Deed Book 1236, page 603, 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:

1. Subject to all matters, easements, setbacks, restrictions, etc. as shown by map of record in Plat Cabinet C, Slide 103C (formerly Map Book 24, page 76), in the Register's Office for Knox County, Tennessee.

2. Subject to 10-foot utility easement, as shown by map of record in Plat Cabinet C, Slide 103C (formerly Map Book 24, page 76), in the Register's Office for Knox County, Tennessee.

3. Subject to minimum building setback line, as shown by map of record in Plat Cabinet C, Slide 103C (formerly Map Book 24, page 76), in the Register's Office for Knox County, Tennessee.

4. E. & E. Incorporated is not found of record with the Tennessee Secretary of State, possibly due to age, as vesting deed is from 1963. Additional information is needed to determine if the corporation is still active and who the Registered Agent would be and/or if dissolved, who the shareholders of the corporation were.

5. Subject to survey being highly recommended.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $313.00

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,053.43

TAX ID: 109JF-039 **TAX SALE:** 25

TRUSTEE FILE: 596

OWNER(S) & ADDRESS(ES):

Thomas Garrett (deceased) – 50% Interest
Devisees: Lee Anne McCarty, David W. Garrett, Thomas E. Garrett, Jr. and Robert Garrett
Vanita S. Christopher (deceased) – 50% Interest
Heirs of Vanita S. Christopher: Janice Christopher McCoy (deceased)
Heirs of Janice Christopher McCoy: Robert Mack McCoy, Heather Ellis McCoy and Christopher Ryan Mack McCoy
371 Riggs Avenue, Knoxville, TN 37920
4104 Woodlawn Pike, Knoxville, TN 37920

COMMON DESCRIPTION:

371 Riggs Avenue, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District No. 3 of Knox County, Tennessee, and within the Twenty-fifth Ward of the City of Knoxville, being known and designated all of Lot No. Seven (7) and the Western one-half of Lot No. Eight (8) in Block A in what is known as Galbraith Subdivision of the Western part of the Welcker property, as shown by map of said subdivision of record in Plat Cabinet A, Slide 226-D, formerly Map Book 7, page 54, and as revised in Plat Cabinet B, Slide 166A, formerly Map Book 16, Page 34, both in the Register's Office of Knox County, Tennessee, said premises being more particularly bounded and described as follows, to-wit:

BEGINNING at a point at the Southwest corner of Lot No. Seven (7); thence Northwardly along the line of Lots Six (6) and Seven (7) a distance of 217.9 feet to an alley; thence Eastwardly along said alley a distance of 100 feet more or less to the line of G. W. Wells; thence in a Southerly direction along G. W. Wells Western line on a line parallel with the first line of this description on a distance of 258 feet more or less to Woodlawn Pike; thence Westwardly along the Northern line of Woodlawn Pike 100 feet, more or less, to the point of beginning.

BEING the same property conveyed to Thomas Garrett, single by Warranty Deed dated July 22, 2004, from John M. Christopher, recorded as Instrument Number 200409280026523, 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 Thomas Garrett, single by Warranty Deed dated July 22, 2004, from John M. Christopher, recorded as Instrument Number 200409280026523, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Neighborhood Codes Enforcement recorded a Complaint on August 10, 2011 as Instrument Number 201108100007692; and an Order on September 6, 2011 as Instrument Number 201109060012756; in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville dated May 9, 2012, in the original amount of $3,243.25, not including penalties and interest, if applicable, and filed of record as Instrument Number 201205090063188, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville dated January 19, 2021, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 202101200058509, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville dated August 15, 2019, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201908160012003, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville dated October 29, 2018, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201810300027585, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien in favor of the City of Knoxville dated September 21, 2018, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201809240019326, in the Register's Office for Knox County, Tennessee.

7. Notice of Lien in favor of the City of Knoxville dated December 6, 2017, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201712070035128, in the Register's Office for Knox County, Tennessee.

8. Notice of Lien in favor of the City of Knoxville dated July 25, 2017, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201707260006018, in the Register's Office for Knox County, Tennessee.

9. Notice of Lien in favor of the City of Knoxville dated December 21, 2016, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201612220039870, in the Register's Office for Knox County, Tennessee.

10. Notice of Lien in favor of the City of Knoxville dated July 11, 2016, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201607120002536, in the Register's Office for Knox County, Tennessee.

11. Notice of Lien in favor of the City of Knoxville dated October 29, 2015, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201510300026922, in the Register's Office for Knox County, Tennessee.

12. Notice of Lien in favor of the City of Knoxville dated October 29, 2014, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201410300024267, in the Register's Office for Knox County, Tennessee.

13. Notice of Lien in favor of the City of Knoxville dated December 31, 2013, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201401030040464, in the Register's Office for Knox County, Tennessee.

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

Thomas Garrett, being one in the same person as Thomas Eaton Garrett, Sr., died on or about March 26, 2007. His estate was probated as Docket No. P08-673281 in the Chancery Court for Knox County, Tennessee, Probate Division. Per the Last Will and Testament of Thomas Eaton Garrett, property was devised to his children: Lee Anne McCarty, David W. Garrett, Thomas E. Garrett, Jr. and Robert Garrett.

Vanita S. Christopher (who still retained an interest in the property) died on or about November 7, 2023. Per obituary found, she was a widow with one daughter that predeceased her, Janice Christopher McCoy. Janice Christopher McCoy, being one in the same person as Janice Elaine McCoy died on or about October 12, 2007. Per obituary found, she was survived by husband, Robert Mack McCoy and children Heather Ellis McCoy and Christopher Ryan Mack McCoy. No probate found in Knox County for Vanita S. Christopher or Janice Christopher McCoy.

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 shown on map or plat of record in Plat Cabinet A, Slide 226-D, formerly Map Book 7, page 54, and as revised in Plat Cabinet B, Slide 166A, formerly Map Book 16, Page 34, in the Register's Office for Knox County, Tennessee.

2. Vanita S. Christopher's interest in the above referenced property was never conveyed to Thomas Garrett. Property was vested in J.M. Christopher, Jr. and wife, Vanita Christopher by deed dated April 18, 1946 and recorded in Book 712, Page 558, in the Register's Office for Knox County, Tennessee. John M. Chrisopher, being one in the same person as J. M. Christopher, Jr. then conveyed his interest to Thomas Garrett via Warranty Deed dated July 22, 2004 and recorded as Instrument Number 200409280026523, in the Register's Office for Knox County, Tennessee. No recorded deed was found conveying the interest of Vanita S. Christopher, who is now deceased. The heirs of Vanita S. Christopher hold a 50% interest in the above referenced property.

3. A survey of the property very highly suggested. Legal description states property is all of Lot 7 and the Western 1/2 of Lot 8, however, based on the distances given, it appears that it is actually all of Lot 7 and the Western 1/3 of Lot 8.

4. Subject to any and all probate concerns regarding deceased owners and any heirs, including but not limited to TennCare.

5. Additional information needed to verify if Devisee David Garrett is one in the same person in Judgment from C&F Finance Company, vs. Daid Garrett, in the original amount of $8,310.11 and recorded as Instrument Number 201611080030326, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,998.00

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,322.41

TAX ID: 109MA-02000J **TAX SALE:** 25

TRUSTEE FILE: 599

OWNER(S) & ADDRESS(ES):

Charles F. Witt
501 View Park Drive, Unit 9, Knoxville, TN 37920
P O Box 20637, Knoxville, TN 37940

COMMON DESCRIPTION:

501 View Park Drive, Unit 9, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in the Ninth (9th) Civil District of Knox County, Tennessee and within the Twenty Ninth (29th) Ward of the City of Knoxville, Tennessee. Such projects having been established as a horizontal property regime by Master Deed dated March 3, 2005, and recorded in the Office of the Register of Deeds for Knox County, Tennessee as Instrument Number 200503170073359 (The Master Deed), pursuant to the provision of the Horizontal Property Act of Tennessee (Tennessee Code Annotated Sections 66-27-101, et seq.), as amended, the premises being more particularly described as follows: Unit 9, also known as 501 View Park Drive, Unit No. 9, Knoxville, Tennessee 37920, such unit being shown on the condominium plat that is attached to the Master Deed; together with the limited common elements appurtenant to the unit and an undivided interest in the general common elements of the project as described in Master Deed.

BEING the same property conveyed Charles F. Witt by Warranty Deed dated December 13, 2019, from Toney Paul Boggess, recorded as Instrument Number 201912180041431, 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 Charles F. Witt by Warranty Deed dated December 13, 2019, from Toney Paul Boggess, recorded as Instrument Number 201912180041431, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville dated November 9, 2022, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 20221114028910, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien for Unpaid Assessments dated April 5, 2019, by View Park Pointe Homeowners Association, Inc., against Toney Paul Boggess, in the original amount of $2,004.00, recorded as Instrument Number 201904150060137, in the Register's Office for Knox County, Tennessee. **SERVE: View Park Pointe Homeowners Association, Inc. Registered Agent: David W. Long; 1111 N. Northshore Drive Ste. S700, Knoxville, TN 37919-4097**

3. Deed of Trust dated August 7, 2007, from Charles F. Witt, to Daid Reynolds, Trustee for the benefit of Peoples Bank of the South, in the original amount of $53,447.96, recorded as Instrument Number 201912180041432, in the Register's Office for Knox County, Tennessee, along with an Assignment of Leases and Rents recorded therewith as Instrument Number 201912180041433, in the Register's Office for Knox County, Tennessee. **SERVE: Peoples Bank of the South, Registered Agent: David Reynolds, 106 W. Central Avenue, LaFollette, TN 37766-3569. SERVE: Trustee: David Reynolds, 106 W. Central Avenue, LaFollette, TN 37766-3569.**

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, setback lines, restrictions, and all matters shown on map or plat of record in the Master Deed of record as Instrument Number 200503170073359, in the Register's Office for Knox County, Tennessee.

2. Subject to Easement Agreement of record as Instrument Number 201606200074395, in the Register's Office for Knox County, Tennessee.

3. Subject to base tract Easement Agreement to U.S. Cellular Corporation in WB 1822, Page 131, in the Register's Office for Knox County, Tennessee.

4. Subject to the base tract Sewer Line Easement in WB 1372, Page 888 and WB 1372, Page 890, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,980.32

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $4,950.74

TAX ID: 109OC-024 **TAX SALE:** 25

TRUSTEE FILE: 600

OWNER(S) & ADDRESS(ES):

Madison Brady and wife, Lula W. Brady (both deceased)
Known heir: Debra Finley
P. O. Box 9122, Knoxville, TN 37940
201 E. Young High Pike, Knoxville, TN 37920
300 Arbutus Lane, Knoxville, TN 37920 (Debra Finley)

COMMON DESCRIPTION:

201 E. Young High Pike, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) (formerly 3rd) Civil District of Knox County, Tennessee, within the 25th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 24, Block C, Galbraith Subdivision of the Welker Property, as shown by map of record in Plat Cabinet A, Slide 226D (formerly Map Book 7, page 54), and revised in Plat Cabinet B, Slide 166A, both 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 the point of intersection of the Northwest line of Young High Pike and the Northeast line of Hedgeapple Street; thence, with the line of Hedgeapple Street, North 54 deg. 31 min. West, 212 feet to the corner of Lot 1; thence, North 55 deg. 10 min. East, 93.2 feet to an iron pin, common corner between Lots 2, 3, 23 and 24; thence, with the dividing line between Lots 23 and 24, South 37 deg. 30 min. East, 200 feet to an iron pin in the Northwest line of Young High Pike; thence, with said Northwest line, South 55 deg. 10 min. West, 31 feet to the place of BEGINNING, according to the survey of J. T. Batson, Engineer, Knoxville, TN, dated September 23, 1954.

BEING the same property conveyed to Madison Brady and wife, Lula W. Brady, from Walter N. Owens, Jr. and wife, Wanda S. Owens, by Warranty Deed dated September 10, 1954, and recorded on October 21, 1954 in Warranty Deed Book 961, page 69, 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 Madison Brady and wife, Lula W. Brady, from Walter N. Owens, Jr. and wife, Wanda S. Owens, by Warranty Deed dated September 10, 1954, and recorded on October 21, 1954 in Warranty Deed Book 961, page 69, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Neighborhood Codes Enforcement recorded a Complaint on July 14, 2022 as Instrument Number 202207140003124; and an Order on August 15, 2022 as Instrument Number 202208150010538; in the Register's Office for Knox County, Tennessee. **SERVE: Neighborhood Codes Enforcement, 400 Main Street #465, Knoxville, TN 37902.**

2. Notice of Lien in favor of the City of Knoxville dated November 8, 2022, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on November 9, 2022 as Instrument Number 202211090028125, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville dated November 8, 2022, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on November 9, 2022 as Instrument Number 202211090028126, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville dated November 14, 2022, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on November 17, 2022 as Instrument Number 202211170029917, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville dated February 9, 2023, in the original amount of $249.66, not including penalties and interest, if applicable, and recorded on February 9, 2023 as Instrument Number 202302090044090, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien in favor of the City of Knoxville dated August 7, 2024, in the original amount of $314.40, not including penalties and interest, if applicable, and recorded on August 19, 2024 as Instrument Number 202408190010012, in the Register's Office for Knox County, Tennessee.

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

Lula W. Brady died on or about January 21, 2016, being married to Madison Brady at the time of her death, with there being no intervening divorce or separation between them prior to her passing. Madison Brady died intestate on or about July 13, 2020, and was not found probated in Knox County, Tennessee but according to his obituary, he was survived by daughter, Debra Finley.

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

OTHER MATTERS AFFECTING TITLE:

1. Subject to all matters including easements, setbacks, restrictions, etc. as shown by map of record in Plat Cabinet A, Slide 226D (formerly Map Book 7, page 54), and revised in Plat Cabinet B, Slide 166A, in the Register's Office for Knox County, Tennessee.

2. Subject to Sewer Line Easement as set forth in Warranty Deed Book 999, page 437, in the Register's Office for Knox County, Tennessee.

3. Subject to any and all probate concerns including but not limited to TennCare for Madison Brady.

4. Subject to a survey being highly recommended due to the dated plat.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $6,834.34

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $12,923.15

TAX ID: 109PG-047 **TAX SALE:** 25

TRUSTEE FILE: 601

OWNER(S) & ADDRESS(ES):

Roy M. Huskey (deceased)
Heirs of Roy M. Huskey (Sr.): Roy Huskey, Jr. (deceased), Billy Ray Huskey, Sr. (deceased), Anita Moore and Geraldine Nowell
Heirs of Roy Madison Huskey, Jr.: Ruth Maude Huskey (deceased), Steven Ray Huskey (deceased) and Roy Milton Huskey (deceased)
Known Heir of Steven Ray Huskey: Clifton Huskey (deceased)
Unknown Heirs of Clifton Huskey
Heirs of Roy Milton Huskey: Lisa Huskey, Taylor Huskey (deceased) and JT Huskey
Unknown Heirs of Taylor Huskey
Heirs of Billy Ray Huskey, Sr.: Barbara Ann Huskey, Billy Huskey, Jr. and Virigina Ann Winser
201 Keeble Avenue, Knoxville, TN 37920
4025 Valley View Drive, Knoxville, TN 37917

COMMON DESCRIPTION:

201 Keeble Avenue, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District No. Nine (9) (old 3rd) of Knox County, Tennessee, and in the twenty-fifth (25th) Ward of the City of Knoxville, being Lot No. Thirteen (13) of Victor Heights, a subdivision in South Knoxville, Knox County, Tennessee. Said lot fronting Fifty (50) feet on the North said of Keeble Street (known as Street Number 201), and running back along Thomason Street (formerly known as Henry Street) One hundred, Twenty five (125) feet, and on the East line of One Hundred, Twenty five (125) feet, and being Fifty (50 feet on the rear as shown by map of said subdivision of record in Register's Office of Knox County, Tennessee, and including the improvements of situated thereon, and including all contents of improvements.

BEING the same property conveyed to Roy M. Huskey, single, by Warranty Deed, dated November 17, 1981, from Anita Huskey Moore (daughter of Roy M. Huskey), recorded in Book 1779, Page 534, 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 Roy M. Huskey, single, by Warranty Deed, dated November 17, 1981, from Anita Huskey Moore (daughter of Roy M. Huskey), recorded in Book 1779, Page 534, in the Register's Office for Knox County, Tennessee.**INTERESTED PERSONS (ENCUMBRANCES):**

1. Notice of Lien in favor of the City of Knoxville dated February 6, 2014, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201402070046670, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville dated September 30, 2014, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201410010018844, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville dated February 4, 2015, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201502050042116, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville dated September 11, 2015, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201509150017210, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville dated February 2, 2016, in the original amount of $277.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201602020044764, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien in favor of the City of Knoxville dated November 7, 2016, in the original amount of $277.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201611070029881, in the Register's Office for Knox County, Tennessee

7. Notice of Lien in favor of the City of Knoxville dated December 20, 2016, in the original amount of $222.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201612210039457, in the Register's Office for Knox County, Tennessee.

8. Notice of Lien in favor of the City of Knoxville dated August 11, 2017, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201708140009950, in the Register's Office for Knox County, Tennessee.

9. Notice of Lien in favor of the City of Knoxville dated December 6, 2017, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201712070035183, in the Register's Office for Knox County, Tennessee.

10. Notice of Lien in favor of the City of Knoxville dated February 8, 2018, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201802090047155, in the Register's Office for Knox County, Tennessee.

11. Notice of Lien in favor of the City of Knoxville dated April 11, 2018, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201804120060467, in the Register's Office for Knox County, Tennessee.

12. Notice of Lien in favor of the City of Knoxville dated September 21, 2018, in the original amount of $135.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201809240019234, in the Register's Office for Knox County, Tennessee.

13. Notice of Lien in favor of the City of Knoxville dated October 25, 2018, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201810260026764, in the Register's Office for Knox County, Tennessee.

14. Notice of Lien in favor of the City of Knoxville dated December 4, 2018, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201812060035061, in the Register's Office for Knox County, Tennessee.

15. Notice of Lien in favor of the City of Knoxville dated July 23, 2019, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201907250005912, in the Register's Office for Knox County, Tennessee.

16. Notice of Lien in favor of the City of Knoxville dated September 25, 2019, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201909260021477, in the Register's Office for Knox County, Tennessee.

17. Notice of Lien in favor of the City of Knoxville dated November 19, 2019, in the original amount of $277.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201911200035289, in the Register's Office for Knox County, Tennessee.

18. Neighborhood Codes Enforcement recorded a Complaint on March 10, 2011 as Instrument Number 201103100053696; and an Order on May 27, 2011 as Instrument Number 201105270068578; in the Register's Office for Knox County, Tennessee. Notice of Lien in favor of the City of Knoxville dated June 13, 2012, in the original amount of $3,694.65, not including penalties and interest, if applicable, and filed of record as Instrument Number 201206130070710, in the Register's Office for Knox County, Tennessee. **SERVE: Neighborhood Codes Enforcement, 400 Main Street #465, Knoxville, TN 37902.**

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

Roy M. Huskey, being one in the same person as Roy Madison Huskey, Sr. died on or about September 6, 1986. Per obituary found, he was predeceased by his wife, Cordia Bell Huskey and son, Roy Huskey, Jr. He was survived by son, Billy Ray Huskey, Sr. and daughters, Anita Moore and Gerrie Sayne (aka Geraldine Sayne – now Geraldine Nowell). Roy Madison Huskey, Jr. died in 1971, exact date unknown. Per information found, he was survived by wife, Ruth Maude Huskey and sons, Steven Ray Huskey and Roy Milton Huskey. Steven Ray Huskey died on or about July 1, 2006. No formal obituary found for Steven Ray Husky, so we are unable to determine all of his heirs. Per information found, he was predeceased by a son, Clifton Huskey. Clifton Huskey died February 4, 2005 at the age of 18. No obituary found for Clifton Huskey, we are unable to determine his heirs. Roy Milton Huskey died on or about September 6, 1997, no obituary found, however per other information found, he was survived by wife Lisa Huskey and son JT Huskey and was predeceased by son, Taylor Huskey. It is believed that Taylor Huskey died in 2006, however no obituary was found and we are unable to determine his heirs. Ruth Maude Huskey died on or about February 29, 2008 Billy Ray Huskey, Sr. died on or about December 19, 2003. Per obituary found, he was survived by wife, Barbara Ann Huskey, and children Billy Huskey, Jr. and Virginia Ann Winser. No probate file found in Knox County, Tennessee for Roy M. Huskey, Sr. or any of his deceased heirs listed above.

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 shown on map or plat of record in Plat Cabinet A, Slide 368A (formerly Map Book 11, page 107), in the Register's Office for Knox County, Tennessee.

2. A life estate was granted to Zelma Scruggs Carey in the vesting deed recorded in Book 1779, Page 534, in the Register's Office for Knox County, Tennessee. Zelma Scruggs Carey died on or about April 12, 1983, thereby extinguishing her life estate.

3. Survey is highly recommended due to age of legal description and plat of record.

4. Subject to any and all probate concerns regarding deceased owners and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,844.21

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,698.91

TAX ID: 109PH-012 **TAX SALE:** 25

TRUSTEE FILE: 602

OWNER(S) & ADDRESS(ES):

Charles F Witt; 209 W Young High Pk

COMMON DESCRIPTION:

209 W Young High Pk, Knoxville, TN 37920, Lot 1

LEGAL DESCRIPTION:

SITUATED in District Nine (9) of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 1, J. A. Higgins Place Subdivision, as shown by map of the same of record in Map Book 7, Page 44, in the Register's Office for Knox County, Tennessee, said property being more particularly bounded and described as follows, to-wit:

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 dated February 9, 1967, said premises are improved with dwelling house fronting on Young High Pike.

DERIVATION:

BEING the same property conveyed to Charles F. Witt from Harmon Douglas Properties, LLC, a Tennessee Limited Liability Company, by warranty deed dated March 7th, 2014, and recorded on March 10th, 2014, in instrument no. 201403100051949, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Memorandum of lease and Option Agreement recorded on December 19, 2013 as Instrument Number 201312190037871, in said Register's Office. Serve: Harmon Douglas Properties, LLC (Lessor) at 1509 West Meadow Court, Suite 12, Sevierville, TN 37862.

Memorandum of lease expired on March 6th, 2014 but no release was recorded in the register's office for Knox County, Tennessee as of 12/18/2024.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: None found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE:

Matters of Plat of recorded on March 10, 2014, in Plat Book 7, Page 44, in said Register's Office.

Affidavit of Heirship recorded on February 08, 2008 as Instrument Number 200802080059553, in said Register's Office.

Memorandum of lease and Option Agreement recorded on December 19, 2013 as Instrument Number 201312190037871, in said Register's Office. Serve: Harmon Douglas Properties, LLC (Lessor) at 1509 West Meadow Court, Suite 12, Sevierville, TN 37862.

Memorandum of lease expired on March 6th, 2014 but no release was recorded in the register's office for Knox County, Tennessee as of 12/18/2024.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,872.14

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $8,039.18

TAX ID: 110HB-018 **TAX SALE:** 25

TRUSTEE FILE: 603

OWNER(S) & ADDRESS(ES):

John W. Price and Hazel Tadlock Price
0 Island Home Pike, Knoxville, TN 37920
1171 Armstrong, Knoxville, TN 37917

COMMON DESCRIPTION:

0 Island Home Pike, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District No. Nine (9) of Knox County, Tennessee and being more fully described as follows:

BEGINNING at an iron rod driven in the Northeast side of Island Home Pike near a ledge of stone; thence North 62 deg. East, 137 feet to an iron pin; thence 38 deg. West, 104 feet; thence South 52 deg. West, 137 feet; thence West 104 feet to the point of beginning in a line running along with the edge of Island Home Pike, and being improved with dwelling which has since burned to the ground and which bore House No. 3721 Island Home Pike, Knoxville, Tennessee.

BEING the same property conveyed to John W. Price and Hazel Tadlock Price by Warranty Deed dated June 9, 1978, from William Fred Longmire and William G. Tharp, recorded in Book 1650, Page 423, 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 John W. Price and Hazel Tadlock Price by Warranty Deed dated June 9, 1978, from William Fred Longmire and William G. Tharp, recorded in Book 1650, Page 423, 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:

1. Additional information needed to verify if vested owner John W. Price is one in the same person as John Price, in Order Extending Judgement Lien in favor of Palisades Collection, LLC against John Price, recorded on February 16, 2010 as Instrument Number 202003040058449, in the

Register's Office for Knox County, Tennessee.

2. Per KGIS, subject property driveway crosses adjacent properties, and no driveway agreements were found of record in the Register's Office for Knox County, Tennessee.

3. A survey is highly recommended due to the age of the current legal description, and the directions of the calls are wrong or missing.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,055.17

TAX ID: 110HB-021 **TAX SALE:** 25

TRUSTEE FILE: 604

OWNER(S) & ADDRESS(ES):

John Curtis Strevel, Jr.
0 Island Home Pike, Knoxville, TN 37920
807 Edwards Drive, Knoxville, TN 37920

COMMON DESCRIPTION:

0 Island Home Pike, Knoxville, TN 37920
Parcel of land on East Side of Island Home Pike

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, on the East side of Island Home Pike or Avenue, and being more particularly bounded and described as follows:

BEGINNING in the East side of Island Home Avenue at the Southwest corner of property conveyed to William Green (Deed Book 692, page 87); and distant 60 feet Southerly from the Northwest corner of the property conveyed to R. C. Dyer and wife (Deed Book 299, page 355); thence, Southerly with the East line of Island Home Avenue, 98 feet, more or less, to the Northwest corner of the property conveyed to Luther Llewallyn (Deed Book 659, page 35); thence, Easterly 150 feet to a stake; thence, Northerly 98 feet and parallel with Island Home Avenue to the line of the property conveyed to Green as aforesaid; thence, Westerly with the line of said property, 150 feet to the point of BEGINNING.

BEING the same property conveyed to John Curtis Strevel, Jr., by Warranty Deed dated April 13, 1998, from Wilma Faye Strevel, single, and recorded on April 13, 1998 in Warranty Deed Book 2282, page 988, 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 John Curtis Strevel, Jr., by Warranty Deed dated April 13, 1998, from Wilma Faye Strevel, single, and recorded on April 13, 1998 in Warranty Deed Book 2282, page 988, 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:

1. Subject to all matters, easements, setbacks, restrictions, etc. as shown by map of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to a survey being highly recommended due to no map and no valid metes and bounds description as to property.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 110HB-037 **TAX SALE:** 25

TRUSTEE FILE: 605

OWNER(S) & ADDRESS(ES):

Fredrick Marshall Long (deceased) & Angela Renee Long (deceased)
2935 Johnson Lane, Knoxville, Tennessee 37920
Children/Heirs:
Greg D. Long (son)
901 Hilltop Drive, Woodstock, Virginia 22664
Alisha Ilene Long (daughter)
247 Lakeview Drive, Woodstock, Virginia 22664

COMMON DESCRIPTION:

2935 Johnson Lane
100 x 150 x IRR

LEGAL DESCRIPTION:

Situated in District No. Three of Knox County, Tennessee, consisting of three tracts, separately described as follows:

FIRST TRACT: Lying on Johnson Lane, distant six hundred and fifty (650) feet from Island Home Pike; thence South or southeasterly 150 feet to what was formerly Dyer's Line, now the third tract hereinafter described; thence easterly with said tract, formerly Dyer, 50 feet thence northerly 150 feet to Johnson Lane; thence in a westerly direction 50 feet to the BEGINNING, being Lot 14 in McClain's Addition, improved with a four room frame residence.

SECOND TRACT: Being Lot No. 13 in McClain's addition, adjoining the above lot, BEGINNING 600 feet from Island Home Pike and running thence South or southeasterly from Johnson Lane a distance of 150 feet to the line of the third tract described herein, formerly Dyer; thence Easterly with the line of said third tract 50 feet; thence Northerly with the dividing line between Lots 13 and 14, 150 feet to Johnson Lane; thence with the same in a Westerly direction 50 feet to the point of BEGINNING, being improved with a six room frame residence.

THIRD TRACT: Lying East of Island Home Pike and South of what is known as Johnson Lane, formerly Johnson Road, and BEGINNING at a stake marking the southwestern corner of what is known as Lot 13 in J,W. McClain's Addition, the second tract hereinabove, said point of beginning also marking the south east corner of property formerly owned by Frank Caile, now Homer Hickle; thence Westerly with Cagle's (now Hickle) south line a distance of 81.5 feet, more or less, to the northeast corner of Blain Dyer's property; thence southerly with Dyer's line and Homer Hickle's east line a distance of 125 feet, more or less, to a stake; Hickle's southeast corner; thence easterly and on a line parallel with the first line herein a distance of 181.5 feet, more or less, to a stake; thence northerly 125 feet, more or less, to a stake at the southeastern corner of Lot No. 14 in McClain's addition; thence with the south line of Lots 14 and 13 in said addition, 100 feet, more or less, to the point of BEGINNING.

DERIVATION:

BEING the same property conveyed to Fredrick Marshall Long and Angela Renee Long, by June 8, 1995, Warranty Deed of record in Warranty Book 2178, Page 895, in the Knox County Register of Deeds.

INTERESTED PERSONS (ENCUMBRANCES):

1. Cavalry SPV I, LLC for a judgment of record in the Knox County Register of Deeds as Instrument 201808290013769; Serve CT Corporation System, 300 Montvue Road, Knoxville, Tennessee 37919-5546

2. Knox County, Tennessee is due unpaid taxes totaling $3,886.97. Serve: Glenn Jacobs, Mayor, 400 Main Street, Ste. 615, Knoxville, Tennessee 37902.

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Estate of Fredrick Marshall Long Knox County Probate P-16-773312

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

OTHER MATTERS AFFECTING TITLE

This property consists of Lots 13 and 14 of the apparently unrecorded McLain's Addition subdivision, plus a 3rd tract adjoining Lots 13 and 14.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,330.13

TAX ID: 110PD-011 **TAX SALE:** 25

TRUSTEE FILE: 607

OWNER(S) & ADDRESS(ES):

Roy Coleman
0 McNutt Road, Knoxville, TN 37920
c/o Lori Chasteen, 914 Amy Street, Seymour, TN 37865

COMMON DESCRIPTION:

0 McNutt Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in District no. Three of Knox County, Tennessee, within the 29th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING on White Oak, former in the Coleman and Kenner line, now a corner to Coleman's 4 acre tract and the property herein conveyed; thence, with Coleman's, South 23 deg., 30 min. West, 722 feet to the corner of the Old Sevierville Road, said point marked by an iron pipe driven in the ground on the North side of said Old Sevierville Road; thence, with said Road, North 35 deg. West, 244 feet to an iron pin in said road corner to Newton; thence, with Newton, North 39 deg. East, 617 feet to an iron pin, corner to Newton and jones; thence, South 66 deg. 30 mi. East, 42 feet to the BEGINNING, containing 2.0 acres, more or less.

LESS AND EXCEPT that portion of the property conveyed to Tommy Jones from Roy Coleman and wife, Bertha Ellen Coleman by Warranty Deed dated August 10, 1976, and filed of record in Book 740, Page 99, in the Register's office for Knox County, Tennessee.

BEING PART OF THE SAME PROPERTY CONVEYED TO Roy Coleman from Roy K. Newton and wife, Frances Newton by Warranty Deed dated May 14, 1946, and filed of record in Book 699, Page 265, in the Register's Office for Knox County, Tennessee.

DERIVATION:

BEING PART OF THE SAME PROPERTY CONVEYED TO Roy Coleman from Roy K. Newton and wife, Frances Newton by Warranty Deed dated May 14, 1946, and filed of record in Book 699, Page 265, 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: Possible, more information is needed in order to determine.

OTHER MATTERS AFFECTING TITLE:

1. Subject to the metes and bounds on the legal description including an additional parcel (Tax ID# 110PD-012).

2. A survey is required. This property is the front parcel and approximately ½ of the property described in the vesting deed. The rear, adjoining parcel, Tax ID# 110PD-012 only has access to a public road through this property. The vesting deed description contains both 110PD-011 and 110PD-012, and an excepted portion in WD Book 750, Page 99, in said Register's Office.

3. We found a Roy Coleman that died in 2020, but are unable to confirm if one in the same person as vested owner.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,526.21

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,665.27

TAX ID: 110PD-012 **TAX SALE:** 25

TRUSTEE FILE: 608

OWNER(S) & ADDRESS(ES):

Roy Coleman
0 McNutt Road, Knoxville, TN 37920
c/o Becky Mitchell 914 Amy Street, Seymour, TN 37865

COMMON DESCRIPTION:

0 McNutt Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in District no. Three of Knox County, Tennessee, within the 29th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING on White Oak, former in the Coleman and Kenner line, now a corner to Coleman's 4 acre tract and the property herein conveyed; thence, with Coleman's, South 23 deg., 30 min. West, 722 feet to the corner of the Old Sevierville Road, said point marked by an iron pipe driven in the ground on the North side of said Old Sevierville Road; thence, with said Road, North 35 deg. West, 244 feet to an iron pin in said road corner to Newton; thence, with Newton, North 39 deg. East, 617 feet to an iron pin, corner to Newton and jones; thence, South 66 deg. 30 mi. East, 42 feet to the BEGINNING, containing 2.0 acres, more or less.

LESS AND EXCEPT that portion of the property conveyed to Tommy Jones from Roy Coleman and wife, Bertha Ellen Coleman by Warranty Deed dated August 10, 1976, and filed of record in Book 740, Page 99, in the Register's office for Knox County, Tennessee.

BEING PART OF THE SAME PROPERTY CONVEYED TO Roy Coleman from Roy K. Newton and wife, Frances Newton by Warranty Deed dated May 14, 1946, and filed of record in Book 699, Page 265, in the Register's Office for Knox County, Tennessee.

DERIVATION:

BEING PART OF THE SAME PROPERTY CONVEYED TO Roy Coleman from Roy K. Newton and wife, Frances Newton by Warranty Deed dated May 14, 1946, and filed of record in Book 699, Page 265, 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: Possible, more information is needed in order to determine.

OTHER MATTERS AFFECTING TITLE:

1. Subject to the metes and bounds on the legal description including an additional parcel (Tax ID# 110PD-011).

2. Subject to parcel 110PD-012 being a landlocked tract of land. Subject property only has access to a public road by crossing adjoining property (Tax ID# 110PD-011).

3. A survey is required. This property is the back parcel and approximately ½ of the property described in the vesting deed. The vesting deed description contains both 110PD-011 and 110PD-012, and an excepted portion in WD Book 750, Page 99, in said Register's Office.

4. We found a Roy Coleman that died in 2020, but are unable to confirm if one in the same person as vested owner.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,790.57

TAX ID: 112-040 **TAX SALE:** 25

TRUSTEE FILE: 610

OWNER(S) & ADDRESS(ES):

Curtis Dodson and Edith Dodson (both deceased)
Devisees of Edith Dodson: Michael Lloyd Dodson (deceased); Robert J. Dodson and Betty Sue Greene
Heirs of Michael Lloyd Dodson: Chauncey Samu Dodson (deceased) and Montgomery "Monty" Samu Dodson (deceased)
Unknown Heirs of Chauncey Samu Dodson
Heirs of Montgomery Samu Dodson: Alexis Samu Dodson and Imogen Samu Dodson (minor)
0 Dodson Road, Knoxville, TN 37920
7314 Martin Mill Pike, Knoxville, TN 37920

COMMON DESCRIPTION:

0 Dodson Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a point in the center of Dodson Pike and corner to Edd Dodson's land and opposite an Oak tree and running with Edd Dodson's line, South 48 deg. 55 min. West, 1,000 feet, more or less, to a stake in the line of Perkins and corner to Edd Dodson's land; thence, with the Perkins line, South 44 deg. 00 min. East, 440 feet to a point in the Pike and corner to Gibson; thence, with the Pike, North 94 deg. 35 min. East, 377 feet to a stake in the junction of the Dodson and S Swaggerty Pikes, and corner to Hugh Johnson's land; thence, with the Pike, North 27 deg. 00 min. East, 633 feet; thence, North 25 deg. East, 155 feet; thence, with the Pike, North 11 deg. West, 77.5 feet; thence, North 33 deg. 00 min. West, 117 feet; thence, with the Pike, North 55 deg. 40 min. West, 155 feet to the BEGINNING, containing 13 acres, more or less.

THIS CONVEYANCE is hereby made less and except that portion of the property conveyed to Bennie W. Greene and wife, Betty Sue Dodson Green, by Warranty Deed dated July 27, 1965, and recorded on July 29, 1965 in Book 1295, Page 492, in the Register's Office for Knox County, Tennessee.

THIS CONVEYANCE is hereby made less and except that portion of the property conveyed to Robert J. Dodson and wife, Carol Dodson, by Warranty Deed dated March 25, 1969, and recorded on March 26, 1969 in Book 1402, Page 608, in the Register's Office for Knox County, Tennessee, said Warranty Deed correcting prior deed recorded in Book 1372, Page 129, in the Register's Office for Knox County, Tennessee.

THIS CONVEYANCE is hereby made less and except that portion of the property conveyed to Curtis Dodson, Jr. and wife, Jean Dodson, by Warranty Deed dated September 5, 1978, and recorded on October 2, 1978 in Book 1656, Page 516, in the Register's Office for Knox County, Tennessee.

THIS CONVEYANCE is hereby made less and except that portion of the property conveyed to Robert J. Dodson and wife, Carolyn R. Dodson, by Warranty Deed dated March 5, 1996, and recorded on May 1, 1996 in Book 2210, Page 895, in the Register's Office for Knox County, Tennessee.

THIS CONVEYANCE is hereby made less and except that portion of the property conveyed to Robert J. Dodson and wife, Carolyn R. Dodson, by Warranty Deed dated March 5, 1996, and recorded on May 1, 1996 in Book 2210, Page 895, in the Register's Office for Knox County, Tennessee.

THIS CONVEYANCE is hereby made less and except that portion of the property conveyed to Betty Sue Greene, by Warranty Deed dated March 5, 1996, and recorded on September 6, 2000 as Instrument Number 200009060016580, in the Register's Office for Knox County, Tennessee.

BEING PART OF the same property conveyed to Curtis Dodson and wife, Edith Dodson, from Suda Dodson, widow, by Deed dated May 15, 1944, and recorded on May 15, 1944 in Warranty Deed Book 671, page 466, 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 Curtis Dodson and wife, Edith Dodson, from Suda Dodson, widow, by Deed dated May 15, 1944, and recorded on May 15, 1944 in Warranty Deed Book 671, page 466, 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:

Curtis Dodson died testate on or about March 7, 1981, being married to Edith Dodson at the time of his death, with there being no intervening divorce or separation between them. He was probated in Docket #P-81-034940, in the Chancery Court for Knox County, Tennessee, Probate division, however, Edith Dodson became the surviving tenant by its entirety upon his death. Edith Dodson died testate on or about April 12, 1995, with her Last Will and Testament filed in Will Book 106, page 468, and probated in Docket #P-95-514543, in the Chancery Court for Knox County, Tennessee, devising said property to grandson, Michael Lloyd Dodson, and possibly son Robert J. Dodon and daughter, Betty Sue Greene. The Will is not specific to the exact property and all 3 were devised real property. Michael Lloyd Dodson died intestate on or about December 22, 1998 and was not found probated in Knox County. Per his obituary, he was survived by daughter, Chauncey Samu Dodson and son, Monty Samu Dodson. Chauncey Samu Dodson died on or about January 2, 2024, and per obituary, does not appear to have been married or any issue; and Monty Samu Dodson died on or about January 8, 2023, and per his obituary was survived by wife, Alexis Samu-Dodson and minor daughter.

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

OTHER MATTERS AFFECTING TITLE:

1. Subject to all matters, easements, setbacks, restrictions, etc. as shown by map of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to a survey being required as there are multiple outgoing conveyances, and we cannot confirm that all have been accounted for above. Property was originally 13 +/- acres and per KGIS, remainder now appears to only be 1.28 +/- acres. Also an outbuilding from adjacent property located at 7811 Dodson Road appears to be encroaching.

3. Subject to Robert J. Dodson being one in the same person as Jose Dodson on Judgment Lien in favor of Republic Finance, LLC, recorded as Instrument Number 202409270017560, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.

4. Subject to Robert J. Dodson being one in the same person as Robert A. Dodson on Judgment Lien in favor of TD Bank USA, N.A, recorded as Instrument Number 202109080020025, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine.

5. Subject to any and all probate concerns regarding deceased owners and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,577.24

TAX ID: 112-076 **TAX SALE:** 25

TRUSTEE FILE: 611

OWNER(S) & ADDRESS(ES):

A.R. Warren (deceased)
Heirs: Bessie Warren Lowe (deceased); J.T. Warren (aka Johnnie Theodore) (deceased); and Helen Warren Lewelling
Heirs of Bessie Warren Lowe: William Thomas Lowe, Jr. (deceased) and Elizabeth D. Lowe Claxton (deceased)
Unknown Heirs of J.T. Warren
Unknown Heirs of William Thomas Lowe, Jr.
Heirs of Elizabeth D. Lowe Claxton: Terry M. Claxton (deceased) and Paulette Russell
Heirs of Terry M. Claxton: Shane Claxton, Christy Keeler and Samantha Claxton
2322 DeArmond Road, Knoxville, TN 37920

COMMON DESCRIPTION:

2322 DeArmond Lane, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particularly described as follows:

LYING on the DeArmond Road and BEGINNING at an I.P. in the DeArmond line and in an old road and running North 12 deg. 35 min. West, 102.5 feet to a point in the aforesaid road (Pike); thence, with the same, South 76 deg. 20 min. West, 231.2 feet; thence, South 69 deg. 08 min. West, 125 feet

to a point in the pike; thence, South 29 deg. 55 min. East (through a pine) on the South side of the pike, 118 feet to a stake near a garage; thence, North 71 deg. 45 min. East, 321.7 feet to the BEGINNING, and containing 0.9 acres, more or less.

BEING the same property conveyed to A.R. (Cap) Warren, from Bessie Warren Lowe, by Warranty Deed dated May 1, 1951, and recorded on May 2, 1951 in Warranty Deed Book 860, page 293, in the Register's Office for Knox County, Tennessee, with a life estate was retained by Bessie Warren Lowe.

DERIVATION:

BEING the same property conveyed to A.R. (Cap) Warren, from Bessie Warren Lowe, by Warranty Deed dated May 1, 1951, and recorded on May 2, 1951 in Warranty Deed Book 860, page 293, in the Register's Office for Knox County, Tennessee, with a life estate was retained by Bessie Warren Lowe.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien against Bessie Lowe and W. T. Lowe (both deceased), in favor of Knox County, in the original amount of $4,324.56, not including any penalties or interest, and recorded on June 17, 2020 as Instrument Number 202006170084553, in the Register's Office for Knox County, Tennessee.

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

A.R. ("Cap") Warren being one in the same person as Arthur R. Warren, died on or about August 17, 1951, being predeceased by wife, Martha Caroline Warren, and survived by children, John T. Warren, Helen Lewelling and Bessie Lowe, according to his obituary. He was not found to be probated in Knox County, Tennessee. John T. Warren died on or about October 26, 1952 and per obituary found, was survived by his Widow (no name listed) and son Bobbie. Bessie (Warren) Lowe held a life estate as well in subject property and she died on or about September 22, 1953, according to her death certificate, being divorced at the time of her death and being survived by children William Thomas Lowe, Jr. and Elizabeth D. Lowe Claxton. William Thomas Lowe, Jr. died on or about October 27, 2007, being predeceased by his wife, Dorothy Louise Viles Lowe. We are unable to find an obituary for William and are unable to determine his heirs. Elizabeth D. (Betty) Lowe Claxton died on or about November 11, 2011. Elizabeth was predeceased by son, Terry M. Claxton and survived by daughter, Paulette Russell, according to her obituary. Terry M. Claxton died on or about April 14, 2003, and per obituary found was survived by children Shane Claxton, Christy Keeler and Samantha Claxton.

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

OTHER MATTERS AFFECTING TITLE:

1. Subject to all matters, easements, setbacks, restrictions, etc. as shown by map of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns including but not limited to TennCare on any deceased heirs.
3. Subject to possible other heirs, which cannot be located. Helen Warren Lewelling is likely deceased, however, no information found on her.
4. Subject to a survey being highly recommended as the legal description is vague and poor, and there is no recorded map found.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,196.88

TAX ID: 113-01001 **TAX SALE:** 25

TRUSTEE FILE: 612

OWNER(S) & ADDRESS(ES):

Floyd Richard Wolfe

3709 Woodlawn School Road, Knoxville, TN 37920

COMMON DESCRIPTION:

3709 Woodlawn School Road Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District No. Nine (9) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, and being that 1.81 acre tract on the map entitled "Resubdivision of Floyd Wolfe Property", recorded as Instrument Number: 200204010080483, in the Register's Office for Knox County, Tennessee, to which specific reference is hereby made for a more particular description.

BEING the same property conveyed to Floyd Richard Wolfe by Quit Claim Deed from F. Scott Milligan, Trustee, dated December 21, 2001, and recorded as Instrument Number: 200204080083394, 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 Floyd Richard Wolfe by Quit Claim Deed from F. Scott Milligan, Trustee, dated December 21, 2001, and recorded as Instrument Number: 200204080083394, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust from Floyd Richard Wolfe and Deborah Wolfe to Kevin T. Clayton, Trustee for C.M.H. Homes Inc. DBA Clayton Homes Lot #31, dated May 8, 2000, in the original amount of $62,242.84, and filed of record as Instrument Number: 200005080030767, in the Register's Office for Knox County, Tennessee, and Appointment of Successor Trustee appointing Anthony R. Steele, as Successor Trustee, filed of record as Instrument Number; 201703220057772, and Affidavit of Revocation of Trustees Deed filed of record as Instrument Number: 201705050067576, in the Register's Office for Knox County, Tennessee. **SERVE: Vanderbilt Mortgage and Finance, Inc., Registered Agent: C. T. Corporation System, 300 Montvue Road, Knoxville, Tennessee 37919-5546. SERVE: Trustee: Anthony R. Steele, Winchester, Sellers, Foster & Steele, P.C., 800 S. Gay Street, #1000, Knoxville, TN 37929.**

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, setbacks, and matters shown on plat of record as Instrument Number 200204010080483, in the Register's Office for Knox County, Tennessee.
2. Subject to 5 foot utility and drainage easements inside all lot lines, and 10 foot utility and drainage easements inside all boundary lines as shown on plat of record in Instrument Number 200204010080483, in the Register's Office for Knox County, Tennessee.
3. Subject to minimum building setback lines of 40 feet Front, 35 feet along western lot line and rear, and 10 feet along eastern lot line, as shown on plat of record as Instrument Number 200204010080483, in the Register's Office for Knox County, Tennessee.
4. Subject to the existence of a Certificate of Title and any lienholder noted on a Certificate of Title for the mobile home located on said property.
5. Subject to a Shared Well Agreement recorded as Instrument Number 200204080083396, in the Register's Office for Knox County, Tennessee.
6. Subject to any and all probate concerns if the owner is deceased and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,947.41

TAX ID: 120AF-004 **TAX SALE:** 25

TRUSTEE FILE: 622

OWNER(S) & ADDRESS(ES):

Neil Feld and wife, Linda M. Feld

8328 Alexander Cavet Drive, Knoxville, TN 37909

COMMON DESCRIPTION:

8328 Alexander Cavet Drive, Knoxville, TN 37909

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 46thth Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 4, in Cavet's Station, as shown by map of record in Plat Cabinet E, Slide 382B (formerly Map Book 71-S, page 43), 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 Neil Feld and wife, Linda M. Feld, by Warranty Deed dated June 7, 1990, from David B. Kugley and wife, Peggy C. Kugley, and recorded on June 11, 1990 in Warranty Deed Book 2010, page 1118, 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 Neil Feld and wife, Linda M. Feld, by Warranty Deed dated June 7, 1990, from David B. Kugley and wife, Peggy C. Kugley, and recorded on June 11, 1990 in Warranty Deed Book 2010, page 1118, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Deed of Trust dated October 2, 1995, from Neil Feld and wife, Linda M. Feld, to J. Michael Winchester, Trustee for the benefit of First Tennessee Bank National Association, in the original amount of $140,000.00, and recorded on October 10, 1995 in Trust Book 3037, page 177, in the Register's Office for Knox County, Tennessee. Said Deed of Trust was modified by Modification Agreement increasing the principal balance by $45,000.00, and recorded on April 29, 1998 in Trust Book 3388, page 981, in the Register's Office for Knox County, Tennessee. **SERVE REGISTED AGENT: Shannon M. Hernandez, Office of the Corporate Secretary, 165 Madison Avenue, Memphis, TN 38103. SERVE TRUSTEE: J. Michael Winchester, Sellers, Foster & Steele, P.C., 800 Gay Street, Suite 1000, Knoxville, TN 37929.**
2. Notice of Federal Tax Lien against Neil A. Feld and wife, Linda M. Feld, dated August 9, 2018, in the original amount of $675,046.47, not including penalties or interest, if applicable, and recorded as on August 17, page 2018 as Instrument Number 201808170010963, in the Register's Office for Knox County, Tennessee. **SERVE: Dept. of Treasury, Internal Revenue Service, 1111 Constitution Ave., NW, Washington, DC 20224.**
3. Notice of Federal Tax Lien against Neil A. Feld, dated April 23, 2019, in the original amount of $91,495.31, not including penalties and interest, if applicable, and recorded on April 30, 2019 as Instrument Number 201904300063440, in the Register's Office for Knox County, Tennessee. **SERVE: Dept. of Treasury, Internal Revenue Service, 1111 Constitution Ave., NW, Washington, DC 20224.**
4. Notice of Federal Tax Lien against Neil A. Feld and wife, Linda M. Feld, dated July 18, 2019, in the original amount of $18,003.64, not including penalties and interest, if applicable, and recorded on July 25, 2019 as Instrument Number 201907260006417, in the Register's Office for Knox County, Tennessee. **SERVE: Dept. of Treasury, Internal Revenue Service, 1111 Constitution Ave., NW, Washington, DC 20224.**
5. Notice of Federal Tax Lien against Neil A. Feld and wife, Linda M. Feld, dated July 24, 2019, in the original amount of $16,897.18, not including penalties and interest, if applicable, and recorded on August 5, 2019 as Instrument Number 201908050008431, in the Register's Office for Knox County, Tennessee. **SERVE: Dept. of Treasury, Internal Revenue Service, 1111 Constitution Ave., NW, Washington, DC 20224.**
6. Notice of Federal Tax Lien against Linda M. Feld, dated July 24, 2019, in the original amount of $88,770.45, not including penalties and interest, if applicable, and recorded on August 5, 2019 as Instrument Number 201908050008432, in the Register's Office for Knox County, Tennessee. **SERVE: Dept. of Treasury, Internal Revenue Service, 1111 Constitution Ave., NW, Washington, DC 20224.**
7. Notice of Federal Tax Lien against Neil A. Feld and wife, Linda M. Feld, dated August 6, 2019, in the original amount of $34,265.67, not including penalties and interest, if applicable, and recorded on August 14, 2019 as Instrument Number 201908140011343, in the Register's Office for Knox County, Tennessee. **SERVE: Dept. of Treasury, Internal Revenue Service, 1111 Constitution Ave., NW, Washington, DC 20224.**
8. Notice of Federal Tax Lien against Neil A. Feld and wife, Linda M. Feld, dated August 21, 2019, in the original amount of $338,665.59, not including penalties and interest, if applicable, and recorded on September 3, 2019 as Instrument Number 201909030015618, in the Register's Office for Knox County, Tennessee. **SERVE: Dept. of Treasury, Internal Revenue Service, 1111 Constitution Ave., NW, Washington, DC 20224.**

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, setbacks, and matters shown by plat of record in Plat Cabinet E, Slide 382-B (formerly Map Book 71-S, page 43), in the Register's Office for Knox County, Tennessee.
2. Subject to restrictions of record in Warranty Deed Book 1606, page 209; Warranty Deed Book 1722, page 500; and Warranty Deed Book 1873, page 1102 in the Register's Office for Knox County, Tennessee.
3. Subject to setback lines as follows: 35-foot for all lot lines, unless otherwise noted, as show by aforesaid map of record, in the Register's Office for Knox County, Tennessee.
4. Subject to Utility and Drainage Easements, 10 feet inside all outside boundary lines and road, and 5 feet inside all lot lines, plus others, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.
5. Subject to a 10-foot Sanitary Sewer Line, 5 feet on each side of sewer, as installed, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $24,920.07

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $34,516.93

TAX ID:120FB-012 **TAX SALE:** 25

TRUSTEE FILE: 625

OWNER(S) & ADDRESS(ES):

William A. Roach and Richard A. Sedgley, Co- Trustees of the John W. Testerman, Sr. Revocable Living Trust, dated September 28, 2016

7238 Coleridge Drive, Knoxville, TN 37919

320 Cheshire Drive, Knoxville, TN

37919**COMMON DESCRIPTION:**

7238 Coleridge Drive, Knoxville, TN 37919

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 47th Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 6, in Dean Hill Addition, being a subdivision to Knox County, Tennessee, and being shown on that map of record in Plat Cabinet D, Slide 233A (formerly Map Book 43-S, page 4), in the Knox County Register of Deeds Office, to which map specific reference is hereby made for a more particular description.

CONVEYANCE IS HEREBY LESS AND EXCEPT that certain tract of land (17.014 acres, more or less) conveyed to BVT Windover Apartments, Ltd., a Tennessee limited liability company, by Warranty Deed January 11, 1984, from John W. Testerman and Bryan E. Testerman, individually, and John W. Testerman - Bryan E. Testerman, Partners, a Tennessee general partnership, and recorded on January 11, 1984 in Warranty Deed Book 1807, page 112, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to William A. Roach and Richard A. Sedgley, a Co-Trustees of the John W, Testerman, Sr. Revocable Living Trust dated September 28, 2016 by Quit Claim Deed dated September 29, 2022, from Bryan E. Testerman, Jr., Executor of the Estate of Bryan E. Testerman, and Willliam A. Roach, Co-Personal Representative of the Last Will and Testament of John W. Testerman, Sr., and as Successor Co-Trustee of the John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust Agreement dated September 28, 2016 as identified in the Last Will and Testament of John W. Testerman, Sr.; and Richard A. Sedgley, Co-Personal Representative of the Last Will and Testament of John W. Testerman, Sr. and as Successor Co-Trustee of the John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust Agreement dated September 28, 2016 as identified in the Last Will and Testament of John W. Testerman, Sr., and recorded on October 4, 2022 as Instrument Number 202210040021220, 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 William A. Roach and Richard A. Sedgley, a Co-Trustees of the John W, Testerman, Sr. Revocable Living Trust dated September 28, 2016 by Quit Claim Deed dated September 29, 2022, from Bryan E. Testerman, Jr., Executor of the Estate of Bryan E. Testerman, and Willliam A. Roach, Co-Personal Representative of the Last Will and Testament of John W. Testerman, Sr., and as Successor Co-Trustee of the John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust Agreement dated September 28, 2016 as identified in the Last Will and Testament of John W. Testerman, Sr.; and Richard A. Sedgley, Co-Personal Representative of the Last Will and Testament of John W. Testerman, Sr. and as Successor Co-Trustee of the John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust Agreement dated September 28, 2016 as identified in the Last Will and Testament of John W. Testerman, Sr., and recorded on October 4, 2022 as Instrument Number 202210040021220, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville dated November 30, 2017, in the original amount of $222.00, not including penalties and interest, if applicable, and recorded on December 4, 2017 as Instrument Number 201712040034340, in the Register's Office for Knox County, Tennessee.
2. Notice of Lien in favor of the City of Knoxville dated August 2, 2017, in the original amount of $211.00, not including penalties and interest, if applicable, and recorded on August 3, 2017 as Instrument Number 201708030007733, 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, setbacks, and matters shown by plat of record in Plat Cabinet D, Slide 233A (formerly Map Book 43-S, page 4), in the Register's Office for Knox County, Tennessee.
2. Subject restrictions of record in Warranty Deed Book 1328, page 627, in the Register's Office for Knox County, Tennessee.
3. Subject to easements set forth in Warranty Deed Book 2303, page 673; and in Warranty Deed Book 1491, page 77, in the Register's Office for Knox County, Tennessee.
4. Subject to the TVA Transmission Line Easement set forth in Warranty Deed Book 912, page 115, in the Register's Office for Knox County, Tennessee.
5. Subject to a survey being highly recommended.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,363.32

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,413.99

TAX ID: 121BD-01103Q **TAX SALE:** 25

TRUSTEE FILE: 630

OWNER(S) & ADDRESS(ES):

Leroy D. Vest and Azolene G. Vest (both deceased)

Unknown Heirs of Azolene G. Vest

5709 Lyons View Pike, Unit 1325, Knoxville, TN 37919

COMMON DESCRIPTION:

5709 Lyons View Pike, Unit 1325, Knoxville, TN 37919

LEGAL DESCRIPTION:

SITUATED in Civil District Number Five (5) of Knox County, Tennessee, and within the 49th Ward of the City of Knoxville, Tennessee, and being Condominium Apartment Number 1325, of Westcliff Condominiums, according to and as described in the Master Deed of the Condominium thereof as recorded on August 19, 1981, in Deed Book 1740, page 735; and as Amended in Deed Book 1741, page 550; and further Amended in Deed Book 1743, page 442, in the Register's Office for Knox County, Tennessee, to which Master Deed specific reference is hereby made for a more particular description; together with such undivided interest in the common elements as the Grantee is entitled to take under the terms, conditions and provisions of said Master Deed.

BEING the same property conveyed to Leroy D. Vest and wife, Azolene G. Vest, by Warranty Deed dated September 22, 1981, from Residential Resource Group Inc. (formerly ADC Fairways Corp), a Maryland corporation, and recorded on December 29, 1981 in Warranty Deed Book 1749, page 445, 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 Leroy D. Vest and wife, Azolene G. Vest, by Warranty Deed dated September 22, 1981, from Residential Resource Group Inc. (formerly ADC Fairways Corp), a Maryland corporation, and recorded on December 29, 1981 in Warranty Deed Book 1749, page 445, 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:

Leroy D. Vest died on or about January 27, 1996, being married to Azolene G. Vest at the time of his death, with there being no intervening divorce or separation between them prior to his death. Azolene G. Vest died intestate on or about April 17, 2020, being an un-remarried widow at the time of her death, and according to her obituary, survived by daughter, Jackie and son, David. No last names were listed for children. She was not found probated in Knox County and resided in Canton, GA when she died.

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, setbacks, and matters shown in Masters Deed recorded in Deed Book 1740, page 735; amended in Deed Book 1741, page 550; Deed Book 1743,

page 442, Deed Book 1741, page 550, Deed Book 1743, page 442, Deed Book 2066, page 423, Deed Book 2060, page 1106, and Instrument Number 201804130060714; and Plat Cabinet J, Slide 137-B, all in the Register's Office for Knox County, Tennessee.

2. Subject to common elements and limited common elements.

3. Subject of rights of others in and to party walls.

4. Subject to HOA dues and assessments as imposed by the Association.

5. Subject to 10-foot Utility and Drainage Easement, inside all lot lines, as shown by map of record, in the Register's Office for Knox County, Tennessee.

6. Subject to heir, David (Vest), being one in the same person as David A. West on Notice of Federal Tax Lien in favor of the Dept of Treasury, IRS, recorded on January 28, 2020 as Instrument Number 202001280049708, in the Register's Office for Knox County, Tennessee. More information is needed to determine if this is one in the same person.

7. Subject to heir, David (Vest), being one in the same person as David A. West on Judgment Lien in favor of LVNV Funding LLC, recorded on September 6, 2022 as Instrument Number 202209060015098, in the Register's Office for Knox County, Tennessee. More information is needed to determine if this is one in the same person.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $882.66
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $8,073.97

TAX ID: 121GE-010 **TAX SALE:** 25
TRUSTEE FILE: 635
OWNER(S) & ADDRESS(ES):
Yvonne Hill formerly known as Yvonne Essie
308 Harley Drive, Knoxville, TN 37919
800 Northshore Drive, Knoxville, TN 37919
COMMON DESCRIPTION:
308 Harley Drive, Knoxville, TN 37919
LEGAL DESCRIPTION:
SITUATED in Civil District Number 5 of Knox County, Tennessee, and within 49th Ward of the City of Knoxville, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a point in the North line of Harley Road distant in an Easterly direction 115 feet from the point of intersection of the East line of Agnes Avenue with the North line of Harley Road, said BEGINNING point also being Southeast corner of the tract conveyed Lillian Bradley and husband on October 23, 1945; thence, with Bradley's line in a Northerly direction 125 feet, more or less, to the original Tedford line; thence, with said line in an Easterly direction approximately 80 feet to the Northwest corner of the Sam Spears property; thence, with the Spears' line in a Southerly direction 125 feet, more or less, to the North line of Harley Road, Sam Spears' Southwest corner; thence, in a Westerly direction with the North line of Harley Road 65 feet to the point of BEGINNING.

BEING the same property conveyed to Yvonne Essie, single, from Lyons View housing and Land Trust Corporation, a Tennessee corporation, by Warranty Deed dated January 1, 1998, and recorded on December 10, 1998 in Warranty Deed Book 2309, page 947, 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 Yvonne Essie, single, from Lyons View housing and Land Trust Corporation, a Tennessee corporation, by Warranty Deed dated January 1, 1998, and recorded on December 10, 1998 in Warranty Deed Book 2309, page 947, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):
Deed of Trust dated January 1, 1998, from Yvonne Essie, to Tom Coe, Trustee for the benefit of Lyons View Housing and Land Trust Corporation, in the original amount of $38,817.00, and recorded on December 10, 1998 in Warranty Deed Book 3510, page 1040, in the Register's Office for Knox County, Tennessee. Deed of Trust may be paid in full, however, it has not been time barred yet. **SERVE REGISTERED AGENT: Elizabeth Hunley, 800 Northshore Drive, Knoxville, TN 37919-7550. SERVE: Lyons View Housing and Land Trust Corporation, 800 Northshore Drive, Knoxville, TN 37919. (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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to a survey being highly recommended, there is no valid metes and bounds description to properly plot the property, and there is no map of record found.

3. Subject to restrictions as set forth in Warranty Deed Book 2309, page 952, in the Register's Office for Knox County, Tennessee.

4. Subject to the Option Agreement between Lyons View Housing and Land Trust Corporation and Yvonne Essie, dated January 1, 1998 and recorded in Warranty Deed Book 2309, page 949, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,433.94
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $9,212.03

TAX ID: 122DD-015 **TAX SALE:** 25
TRUSTEE FILE: 638
OWNER(S) & ADDRESS(ES):
Grover C. French and wife, Dorothy French (both deceased)
Devisees of Dorothy French: Steven Evan Osborne (deceased); Randall Eugene Osborne (deceased); Phyllis Ann Hurst; and Jerry Lynn French
Devisee of Steven Evan Osborne: Carol Lee Osborne
Known Heir of Randall Eugene Osborne: Becky Osborne
0 England Drive, Knoxville, TN 37920
1002 England Drive, Knoxville, TN 37920
COMMON DESCRIPTION:
0 England Drive, Knoxville TN 37920
Lot 18
LEGAL DESCRIPTION:
SITUATED in Civil District Number Nine (9) (old 14th) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Lot 18, in Block 13, in what is known and designated as Geyland Heights Subdivision as appears from map of said addition in Plat Cabinet A, Slide 185-B (formerly Map Book 6, page 11), in the Register's Office, to which map specific reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Grover C. French and wife, Dorothy French, by Warranty Deed dated May 3, 1963, from Manuel A. Lemons and wife, Mildred Lemons, and recorded on May 4, 1963 in Deed Book 1225, page 795, 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 Grover C. French and wife, Dorothy French, by Warranty Deed dated May 3, 1963, from Manuel A. Lemons and wife, Mildred Lemons, and recorded on May 4, 1963 in Deed Book 1225, page 795, 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:
Grover C. French died on or about May 7, 1994, being married to Dorothy French at the time of his death, with there being no intervening divorce or separation between them prior to his death. Dorothy French died testate on or about March 31, 2002, being an un-remarried widow at the time of her death. The Last Will and Testament of Dorothy Faye French is filed in Will Book 137, page 921, and probated in Docket #60045-2, in the Chancery Court for Knox County, Tennessee, Probate Division. According to her Will, her real property was devised to her children equally: Steven Evan Osborne; Randall Eugene Osborne; Phyllis Ann Hurst; and Jerry Lynn French.

Steven Evan Osborne died testate on or about June 27, 2005, being married to Carol Lee Osborne at the time of his death and had 3 children. The Last Will and Testament of Steven Evan Osborne is filed in Will Book 157, page 834, and probated in Docket #64101-2, in the Chancery Court for Knox County, Tennessee, Probate Division; and devised his residual estate to his wife, Carol Lee Osborne.

Randall Eugene Osborne died on or about August 12, 2006, being survived by wife, Becky Osborne. No children listed on obituary but does include grandchildren. Randall was not found probated in Knox County.

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 185-B (formerly Map Book 6, page 11), in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns including but not limited to TennCare as to all deceased parties/heirs.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122DH-008 **TAX SALE:** 25
TRUSTEE FILE: 640
OWNER(S) & ADDRESS(ES):
Anna Hodge (possibly deceased-unknown heirs)
1115 Chestnut Street, Knoxville, TN 37920
1105 Chestnut Street, Knoxville, TN 37920
COMMON DESCRIPTION:
1115 Chestnut Street, Knoxville, TN 37920
LEGAL DESCRIPTION:
SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee and being all of Lot 5, Block 24 in the Geyland Heights Addition to the City of Knoxville, Tennessee, as shown by map of same of record in Plat Cabinet A, Slide 185-B (formerly Map Book 6, page 11), in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Anna Hodge from Martha Roddy, widow, by Warranty Deed dated October 6, 1941, and recorded on October 27, 1941 in Book 632, page 4, 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 Anna Hodge from Martha Roddy, widow, by Warranty Deed dated October 6, 1941, and recorded on October 27, 1941 in Book 632, page 4, 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:
Anna (M.) Hodge is possibly deceased based on age of vesting deed. She was married to a Jake Hodge, according to out conveyances for additional property owned by Anna M. Hodge, in said subdivision. Neither cannot be located as deceased but cannot confirm. Obituary was found for a Martha Anna Mae Hodge who was married to a Jake Hodge and died in 1991, however we are unable to confirm if this is one in the same person.

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 shown on map or plat of record in Plat Cabinet A, Slide 185-B (formerly Map Book 6, page 11), in the Register's Office for Knox County, Tennessee.

2. Subject to riparian rights as to the creek/stream crossing property, as shown by the KGIS tax map.

3. Subject to the Affidavit executed by Anna M. Hodge, stating that the lake as show by aforesaid map of record, is no longer there and Lot 5 (and additional lots) are now comparable in size to the lots in said block and subdivision. Said Affidavit recorded in Book 1095, page 403, in the Register's Office for Knox County, Tennessee.

4. Subject to an Easement of record in Book 1763, page 767, in the Register's Office for Knox County, Tennessee.

5. Subject to a survey being recommended due to this property previously being encroached by a "lake".

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122DH-009 **TAX SALE:** 25
TRUSTEE FILE: 641
OWNER(S) & ADDRESS(ES):
Anna Hodge (possibly deceased-unknown heirs)
1201 Chestnut Street, Knoxville, TN 37920
1105 Chestnut Street, Knoxville, TN 37920
COMMON DESCRIPTION:
1201 Chestnut Street, Knoxville, TN 37920
LEGAL DESCRIPTION:
SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee and being all of Lot 6, Block 24 in the Geyland Heights Addition to the City of Knoxville, Tennessee, as shown by map of same of record in Plat Cabinet A, Slide 185-B (formerly Map Book 6, page 11), in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Anna Hodge from Martha Roddy, widow, by Warranty Deed dated October 6, 1941, and recorded on October 27, 1941 in Book 632, page 4, 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 Anna Hodge from Martha Roddy, widow, by Warranty Deed dated October 6, 1941, and recorded on October 27, 1941 in Book 632, page 4, 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:
Anna (M.) Hodge is possibly deceased based on age of vesting deed. She was married to a Jake Hodge, according to out conveyances for additional property owned by Anna M. Hodge, in said subdivision. Neither cannot be located as deceased but cannot confirm. Obituary was found for a Martha Anna Mae Hodge who was married to a Jake Hodge and died in 1991, however we are unable to confirm if this is one in the same person.

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 shown on map or plat of record in Plat Cabinet A, Slide 185-B (formerly Map Book 6, page 11), in the Register's Office for Knox County, Tennessee.

2. Subject to riparian rights as to the creek/stream crossing property, as shown by the KGIS tax map.

3. Subject to the Affidavit executed by Anna M. Hodge, stating that the lake as show by aforesaid map of record, is no longer there and Lot 6 (and additional lots) are now comparable in size to the lots in said block and subdivision. Said Affidavit recorded in Book 1095, page 403, in the Register's Office for Knox County, Tennessee.

4. Subject to an Easement of record in Book 1763, page 767, in the Register's Office for Knox County, Tennessee.

5. Subject to a survey being recommended due to this property previously being encroached by a "lake".

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122DJ-026 **TAX SALE:** 25
TRUSTEE FILE: 642
OWNER(S) & ADDRESS(ES):
Theo V. Moore (likely deceased)
4312 Edington Road, Knoxville, TN 37920
COMMON DESCRIPTION:
4312 Edington Road, Knoxville, TN 37920
LEGAL DESCRIPTION:
SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 36, in Block 26, of Geyland Heights Addition to Knoxville, Tennessee, as shown by map of record in Plat Cabinet A, Slide 185B (formerly Map Book 6, page 11), 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 point in the Easterly line of Cherokee Road, or Avenue, said point being the Southwest corner of said Lot 36, in said block and addition; thence, Northwardly with the Easterly line of Cherokee Road, 50 feet, to the Southwest corner of Lot 35, in said block and addition; thence, Eastwardly with the line between said Lots 35 and 36, a distance of 148 feet to the West line of an alley; thence, Southerly with the West line of said alley 48 feet; thence, Westwardly, with the line between Lots 36 and 37, of said block and addition, 148 feet to the BEGINNING point.

BEING the same property conveyed to Theo V. Moore, from F. E. Laughead, a widower, by Deed dated April 24, 1937, and recorded on August 24, 1943 in Warranty Deed Book 614, page 68, 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 Theo V. Moore, from F. E. Laughead, a widower, by Deed dated April 24, 1937, and recorded on August 24, 1943 in Warranty Deed Book 614, page 68, 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:
Theo V. Moore is possibly deceased but was not found probated in Knox County and no obituary can be located to confirm heirs, etc. This property was purchased by Theo in 1937. We found an obituary for a Mrs. Theodora Moore at this address, who died in 1977, but we are unable to confirm if Theodora Moore is the same person as Theo V. Moore.

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 185B (formerly Map Book 6, page 11), in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns, including but not limited to TennCare as to deceased parties.

3. Subject to the property catching fire in 2012 and is now a vacant lot.

4. Subject to a survey being highly recommended.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,237.45

TAX ID: 122DJ-035 **TAX SALE:** 25
TRUSTEE FILE: 643
OWNER(S) & ADDRESS(ES):
Theo Wood, Jr.
1306 Beechmont Drive, Knoxville, TN 37920
COMMON DESCRIPTION:
1306 Beechmont Drive
LEGAL DESCRIPTION:
SITUATED in Civil District No. Nine of Knox County, Tennessee, outside the corporate limits of the City of Knoxville, Tennessee, and being all of Lot 25 and part of Lot 26 in Block 26, Geyland Heights Subdivision, as shown by map of same of record in Plat Cabinet A, Slide 185B (formerly Map Book 6, page 11), 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 or point in the East line of Beech Street, said point or iron pin being common corner to Lots 24 and 25 and lying 150.0 feet, Southernly from the intersection of the East line of Beech Street with the South line of Plummer Avenue; thence, from said iron pin or point and with common line between Lots 24 and 25, South 68 deg. 10 min. East, 150.00 feet to an iron pin or point in the West line of Maple Street; thence, with West line of Maple Street, South 20 deg. 30 min. West, 78.5 feet to an iron pin or point; thence, North 68 deg. 10 min. West, 150.00 feet to an iron pin or point in the East line of Beech Street; thence, with the East line of Beech Street, North 20 deg. 30 min. East, 78.5 feet to the point of BEGINNING, as shown by Drawing of Property of James J. Jenkins, et ux by Hubert E. Bodenheimer, Engineers, dated January 17, 1989.

BEING the same property conveyed to Theo Wood Jr. by Quit Claim Deed dated April 18, 2016, from Raymond Cox, and recorded on April 8, 2016 as Instrument Number 201604180059750, 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 Theo Wood Jr. by Quit Claim Deed dated April 18, 2016, from Raymond Cox, and recorded on April 8, 2016 as Instrument Number 201604180059750, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):
Judgement Lien in favor of ORNL Federal Credit Union

against Theo Wood, Jr., in the original amount of $3,078.10, not including penalties and interest, if applicable, and recorded on September 17, 2020 as Instrument Number 202009170022628, in the Register's Office for Knox County, Tennessee. **SERVE: ORNL FCU, 221 S. Rutgers Avenue, Oak Ridge, TN 37830. NO REGISTERED AGENT.**
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: Possible Bankruptcy proceedings but need more information in order to determine if one in the same person.
OTHER MATTERS AFFECTING TITLE:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 185B (formerly Map Book 6, page 11), in the Register's Office for Knox County, Tennessee.
2. Subject to access to property appearing to be via Maple Lane (parallel to property), as shown by KGIS map.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,134.22

TAX ID: 122DK-014 **TAX SALE:** 25
TRUSTEE FILE: 644
OWNER(S) & ADDRESS(ES):
Robert M. Hembree, Jr. (possibly deceased)
7922 Swaggerty Road, Knoxville, TN 37920
4208 Edington Road, Knoxville, TN 37920
COMMON DESCRIPTION:
4208 Edington Road, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in the Ninth (9th) Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being Lot 2, Block 19, Geyland Heights Addition to Knoxville, Tennessee, said addition being a division of the Braine Property at Vestal, as shown by map of record in Plat Cabinet A, Slide 185B (formerly Map Book 6, page 11) , 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 a stake on the East side of Cherokee Avenue and corner to Lot Number 3, in said Block; thence, in an Easterly direction with the line of Lot 3, 138 feet to an alley; thence, in a Southerly direction with the said alley, 50 feet to the corner of Lot 1; thence, with the Northern line of Lot 1 in a Westerly direction, 133 feet to the East line of Cherokee Avenue, thence, in a Northerly direction 50 feet to the corner of Lot 3, the point of BEGINNING.

BEING the same property conveyed to Robert M. Hembree, Jr., unmarried, by Quit Claim Deed dated August 8, 2016, from Johnny Ray Easley, married, and recorded on August 15, 2016 as Instrument Number 201608150010686, 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 Robert M. Hembree, Jr., unmarried, by Quit Claim Deed dated August 8, 2016, from Johnny Ray Easley, married, and recorded on August 15, 2016 as Instrument Number 201608150010686, 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:

We found a Robert M. Hembree, Jr. that died on or about December 12, 2018 and was not found probated in Knox County. Per Find a Grave, he was cremated in Blount County but no heirs listed. We are unable to confirm if this is one in the same person as the vested owner.

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 185B (formerly Map Book 6, page 11), in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns including but not limited to TennCare as to deceased owner and any heirs.
3. Subject a survey being highly recommended due to the poor legal description and dated plat of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,237.45

TAX ID: 122EA-030 **TAX SALE:** 25
TRUSTEE FILE: 645
OWNER(S) & ADDRESS(ES):
Martha N. Pinkerton being one in the same as Martha N. Perryman (deceased)
Heirs of Martha N. Pinkerton Perryman: Richard W. Perryman (deceased); Katherine Wood (deceased); Linda Sweet; Shirley Weeks (deceased); Jud Pinkerton, and David Pinkerton
Unknown Heirs of Richard W. Perryman
Heirs of Katherine Wood: Jeffery Wood, Jackie Nelson, and Joy Caplinger
Heirs of Shirley Weeks: Deana Vandergriff
4315 Greely Ford Road, Knoxville, TN 37920
COMMON DESCRIPTION:
4315 Greely Ford Road, Knoxville, TN 37920
Lot 8
LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) (formerly 14) in Knox County, Tennessee, without the corporate city limits of the City of Knoxville, Tennessee, being known and designated as Lot 8, of the H. G. Ford and Lillie G. Ford Tract of the Mary Clayton Estate North of Willoughby Road, as shown by map of record in Plat Cabinet B, Slide 298A (formerly Map Book 19, page 58), 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 a stake at the Northwest corner of Lot 7 and the Rogers' line; thence with Rogers' line, North 39 deg. 15 min. West, 70 feet to a stake; thence, North 57 deg. 15 min. East, 124.6 feet to a stake in the edge of an 18-foot road; thence, with said road, South 37 deg. 50 min. East, 70 feet to a stake, corner to Lot 7; thence, South 57 deg. 15 min. West, 122.5 feet to the BEGINNING.

BEING the same property conveyed to Martha N. Pinkerton, widow, by Warranty Deed dated June 24, 1966, from Jake Arden, and wife, Ellen N. Arden, and recorded on June 28, 1966 in Warranty Deed Book 1326, page 840, 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 Martha N. Pinkerton, widow, by Warranty Deed dated June 24, 1966, from Jake Arden, and wife, Ellen N. Arden, and recorded on June 28, 1966 in Warranty Deed Book 1326, page 840, 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:

Martha N. Pinkerton being one in the same person as Martha Novella (Pinkerton) Perryman died on or about March 5, 2006, being married to Richard W. Perryman at the time of her death, with children showing on obituary as: Kathy Wood; Linda Sweet; Shirley Weeks; Jud Pinkerton and David Pinkerton. There was no estate found probated in Knox County. Her husband, Richard W. Perryman, died on or about November 1, 2011, being survived by his step children, Jud and David; no further info found for any surviving heirs of his. Kathy Wood, being one in the same person as Katherine Wood, died on or about October 20, 2009, being survived by husband, Jeffery Wood and daughters, Jackie Nelson and Joy Caplinger. Shirley Weeks died on or about December 26, 2014, being survived by daughter, Deana Vandergriff, according to the obituaries found.

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, setbacks, and matters shown by plat of record in Plat Cabinet B, Slide 298A (formerly Map Book 19, page 58), in the Register's Office for Knox County, Tennessee.
2. Subject to heir, Deana Vandergriff, being one in the same person as Deana Vandergriff on Order of Default Judgement dated September 2, 2021, in favor of State Farm Mutual Automobile Insurance Company a/k/a State Farm Insurance Companies, in the original amount of $62,415.92, not including penalties and interest, if applicable, and recorded on November 29, 2021 as Instrument Number 202111290042939, in the Register's Office for Knox County, Tennessee. More information is needed to determine if one in the same person.
3. Subject to Jackie Nelson being one in the same person as Jacki Nelson on Judgement Lien in favor of Cavalry SPVI, LLC, and recorded on March 30, 2016, as Instrument Number 201603300056065, in the Register's Office for Knox County, Tennessee. More information is needed to determine if one in the same person.
4. Subject to David Pinkerton being one in the same person as David Pinkerton aka David C. Pinkerton on Judgment Lien in favor of American Express Bank, FSB, and recorded on March 2, 2015 as Instrument Number 201503020046582, in the Register's Office for Knox County, Tennessee. More information is needed to determine if one in the same person.
5. Subject to any and all probate concerns on deceased owner and deceased heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,895.44

TAX ID: 122EB-012 **TAX SALE:** 25
TRUSTEE FILE: 646
OWNER(S) & ADDRESS(ES):
Robert E. Mowery (deceased)
Known Heirs of Robert E. Mowery: Fred Eugene Mowery (deceased), Jimmy W. Mowery (deceased), Ralph William Mowery (deceased), Donald Howard Mowery (deceased), Della Mae Franklin (deceased), Wiley B. Mowery (deceased) and Louise Greer (deceased)
Unknown Heirs of Fred Eugene Mowery
Known Heirs of Jimmy Mowery: Hazel Mowery (possibly deceased), Mike Mowery, Robin Mowery and Debbie Mowery
Known Heirs of Ralph William Mowery: Kelly Light
Known Heirs of Donald Howard Mowery: Anna Ruth Mowery (deceased – same heirs as Donald), Scott Mowery, Melissa Sharp, Michelle Mowery and Cheryl Bishop
Known Heirs of Della Mae Franklin: Betty Jean Hicks (deceased), Alice Sue Franklin (deceased), Roy Franklin (deceased) and Bill Franklin
Known Heirs of Wiley B. Mowery: Steve Mowery and Tim Mowery (deceased)
Known Heirs of Louise Greer: Joe Greer and Barbara Long
Known Heirs of Betty Jean Hicks: Fred Hicks, children "Tina & Scott"
Unknown Heirs of Alice Sue Franklin
Known Heirs of Roy Franklin: Betty Franklin, Mike Franklin and Sandy Graves
Known Heirs of Tim Mowery: Justin Mowery and Jarod Mowery
Unknown Heirs of Bill Greer
4507 Clayton Road, Knoxville, TN 37920
COMMON DESCRIPTION:
4507 Clayton Road, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in the Ninth (9th) Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particular described as follows:

BEGINNING at a stake in the N.W. side of Clayton Street, corner to Lot #7 and running with said street South 64 deg. 42 min. West, 62.2 feet to an iron pipe; thence, North 39 deg. 38 min. West, 151 feet to a stake, the corner to Lot #1; thence, North 57 deg. 37 min. East, 51 feet to a stake, corner to Lot #7; thence, with the line of Lot #7, South 41 deg. 15 min. East, 159.5 feet to the BEGINNING.

BEING the same property conveyed to Robert E. Mowery, single, with a life estate interest held by Wiley Mowery, by Correction Warranty Deed dated May 19, 1982, from Wiley Mowery, widower, and recorded on May 20, 1982 in Warranty Deed Book 1758, page 728, in the Register's Office of Knox County, Tennessee. Specific reference is hereby made to Warranty Deed recorded in Warranty Deed Book 1731, 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 Robert E. Mowery, single, with a life estate interest held by Wiley Mowery, by Correction Warranty Deed dated May 19, 1982, from Wiley Mowery, widower, and recorded on May 20, 1982 in Warranty Deed Book 1758, page 728, in the Register's Office of Knox County, Tennessee. Specific reference is hereby made to Warranty Deed recorded in Warranty Deed Book 1731, page 211, 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:

Wiley Mowery (father of Robert E. Mowery) died on or about July 9, 1988, thereby relinquishing his life estate interest in the above property.

Robert E. Mowery died on or about October 19, 2017. No spouse or children listed in obituary found and he was single when he took title to the property. He was predeceased by parents, Wiley M. Mowery and Maude W. Mowery. He was also predeceased by siblings: Fred Eugene Mowery, Jimmy W. Mowery, Ralph William Mowery and Donald Howard Mowery, and Della Mae Franklin. He was survived by siblings: Wiley B. "Dub" Mowery and Louise Greer; does not appear Robert was married or had issue, and he was not found probated in Knox County. If that is correct, his heirs would be his siblings. Fred Eugene Mowery died on or about January 19, 2007 and no spouse or issue were listed in his obituary, it just states that he was survived by his siblings, Robert (our owner); Wiley B. and Don Mowery, and Louise Stansberry. Per State of Tennessee death record archives he was never married. If he had no issue, his heirs would be his siblings. Jimmy W. Mowery died on or about June 16, 1974, and per his obituary, was survived by wife, Hazel Mowery and children Mike Mowery, Robin Mowery, and Debbie Mowery. A Hazel Louise Mowery was found that died on or about September 15, 2023. Per obituary found she was predeceased by sons, by husband Jimmy Mowery and sons Scott and Doug Reed, survived by grandchildren, great grandchildren, but unsure if this is one in the same as Hazel Mowery listed above as children don't quite match. Ralph William Mowery died on or about December 7, 2000 and per obituary found, was survived by daughter, Kelly Light. Donald Howard Mowery died on or about October 23, 2015, and per obituary found was survived by wife, Anna Ruth Mowery and children, Scott Mowery, Melissa Sharp, Michelle Mowery and Cheryl Bishop. Anna Ruth Mowery died on or about July 22, 2016, and per obituary found was survived by children, Cheryl Bishop, Melissa Sharp, Michelle Mowery and Scott Mowery. Della Mae Franklin died on or about June 27, 1989, and per obituary found was survived by children Betty Hicks, (Alice) Sue Franklin, Roy Franklin and Bill Franklin. Betty Jean Hicks died on or about September 24, 2015. Per obituary found she was survived by husband, Fred Hicks and children, Tina and Scott (no last names given). Alice Sue Franklin died on or about June 3, 2012. No obituary found. Per State of Tennessee death record archives, she was never married. Unable to determine if she had any issue, if not, heirs would be her siblings. Roy Franklin died on or about June 5, 2014. Per obituary found he was survived by wife, Betty Franklin and children, Mike Franklin and Sandy Graves. Wiley B. Mowery died on or about August 3, 2018, and per obituary founds, was predeceased by wife, Jean Mowery, and survived by sons, Steve Mowery and Tim Mowery. Tim Mowery died on or about December 28, 2020, and per obituary found, was survived by sons, Justin Mowery and Jarod Mowery. Louise Greer died on about April 15, 2019, and per obituary found, was survived by son, Joe Greer and daughter, Barbara Long; and predeceased by son, Bill Greer. Bill Greer died on or about September 22, 2008, and per obituary found was survived by brother, Joe Greer and sister, Barbara Long, no spouse or issue mentioned in the obituary. None of the deceased were found probated in Knox County.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns concerning deceased owner and all heirs, including but not limited to TennCare.
3. Subject to deceased owner having multiple lines of heirs. He did not appear to be married, nor have any issue, being predeceased by siblings, and survived by other siblings, who have since died and have their own heirs. Unable to determine all heirs without further research.
4. Subject to a survey being highly recommended.
5. Subject to Easements set forth in Warranty Deed Book 1781, page 695l and Warranty Deed Book 1781, page 697, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,386.40

TAX ID: 122EC-002 **TAX SALE:** 25
TRUSTEE FILE: 647
OWNER(S) & ADDRESS(ES):
Paul E. Kinzer and wife, Nell Kinzer (1/2 undivided interest) (both deceased); and Paul E. Kinzer (1/2 undivided interest) (deceased)
Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer
Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer
0 East End Road, Knoxville, TN 37920
4848 Jenkins Road, Knoxville, TN 37921
COMMON DESCRIPTION:
0 East End Road, Knoxville, TN 37920
LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a stone in J. H. Claytons line and corner to Robert Flenniken; thence, with Flenniken line, South 30 deg. East, 687 feet to a stake near a white oak on the North side of the Maryville Pike; thence, crossing the pike, South 10 ½ deg. West, 282 feet to a stone on the South side of the pike and on the West side of a 20-foot road; thence, along the West side of said road, South 72 ¾ deg. East, 168 feet to a stone corner to Joseph Lewis; thence, with the Lewis line, South 32 ½ deg. West, 558 feet to a stone; thence, North 67 ¾ deg. West, 156 feet to a stake on the line of the railroad right-of-way, passing a stone at 76 feet; thence, with the railroad right-of-way, North 20 deg. East, 808 feet to a stake at the back of the railroad tool house; thence, North 69 deg. 20 min. West, 115 feet to a stake in the old R. R. Bed; thence, South 25 deg. 40 min. West, 369 feet to an Eastern corner of the railroad lot; thence, with the same, North 71 ½ deg. West, 123 feet to another corner of said railroad lot; thence, South 20 deg. West, 300 feet to another corner of the R. R. lot and on Margaret Flenniken line; thence, with her line, North 82 deg. West, 745 feet toa white oak; thence, 6 ½ deg. West, crossing a pond 275 feet to a stone and persimmon in the Flenniken line and corner to A.O. Johnson, dower from the estate of her former husband, John Rose; thence, with said dower line, North 74 deg. 40 min. East, 621 feet to a stone in the corner of said dower; thence, South 48 deg. East, 93 feet to a stone in a pond, another of said dower corners; thence North 16 deg. 20 min. West, 400 feet to a stone in the hollow; thence, North 45 deg. West, 155 feet to stone in dower line and corner of J. H. Clayton; thence, leaving dower and with Clayton, North 65 deg. East, 619 feet to the BEGINNING.

CONVEYANCE IS MADE LESS AND EXCEPT the following described tracts, to wit:

1. All that tract of land lying on the South side of Maryville-Knoxville Pike sold to William Franklin, R. A. L. Rudder, C. W. Owens and William Fleming, and P. P. Rudder.
2. Also Lots 1 and 2, land conveyed to Bertha E. Bowerman
3. Also Lots 8, 9 & 10 conveyed to J. H. Pease and wife
4. Also Lots 32, 33, and 34 conveyed to I.N. Clabough
5. Also Lot 44 conveyed to James Hayes
6. Also one acre where the old quarry is located on the West side of said tract, to be surveyed later to the satisfaction of Broyles and Young and right-of-way to public road
7. Also lot conveyed to R. G. Flenniken. Reference is also made to the right-of-way near Maryville Pike.

BEING PART OF the same property conveyed to Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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 Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in

Warranty Deed Book 481, page 120, 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:

Paul E. Kinzer died testate in 1973, being married to Nell Kinzer at the time of his death. Nell Kinzer died testate in 1977, devising real property in trust to son, Philip E. Kinzer. The Last Will and Testament of Nell E. Kinzer is filed in Will Book 51, page 694; and probated in Docket #P-77-031014, the Chancery Court for Knox County, Tennessee. (1/2 undivided interest to subject property.) Philip Kinzer died on or about October 19, 1989, being predeceased by wife, Carol Ann Bishop Kinzer (unknown date of death), and son, Philip Edward Kinzer, Jr. (1 day old- date of death September 12, 1962); and survived by daughters, Julie and Meg/Margaret Kinzer- unable to locate due to possible name changes.

Paul E. Kinzer died in 1973 (as stated above), and the Last Will and Testament of Paul E. Kinzer is filed in Will Book 44, page 1011, and probated in Docket #P-73-026808, in the Chancery Court for Knox County, Tennessee, Probate Division, devising real property in trust to wife, Nell Kinzer and further, upon the death of Nell Kinzer, to son Phillip Kinzer. (1/2 undivided interest to subject property).

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.
2. Paul E. Kinzer and wife, Nell Kinzer owned a ½ undivided interest in the subject property as husband and wife, which was subject to tenancy by the entireties. Paul E. Kinzer owned a ½ undivided interest in the subject property individually.
3. The ½ undivided interest held as husband and wife passed to Nell Kinzer upon the death of Paul E. Kinzer. Nell Kinzer devised the rest, residue and remainder of her Estate to son Phillip E. Kinzer to be held in Trust. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer for the benefit of Phillip E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Nell E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
4. The ½ undivided interest held by Paul E. Kinzer individually was devised in trust to Nell Kinzer, and further, upon the death of Nell Kinzer, passed to his son Phillip Kinzer. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Paul E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
5. Subject to any and all probate concerns concerning deceased owner and all heirs, including but not limited to TennCare.
6. Subject to property being believed to be Lot 80 of Vestal Heights.
7. Subject to a survey being required due to the multiple less and excepts, poor legal description that includes additional property, and dated map of record. This parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.
8. Subject to the right-of-way and charter rights of the L & N Railroad, or their successor.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122EC-004 **TAX SALE:** 25

TRUSTEE FILE: 648

OWNER(S) & ADDRESS(ES):

Paul E. Kinzer and wife, Nell Kinzer (1/2 undivided interest) (both deceased); and Paul E. Kinzer (1/2 undivided interest) (deceased)

Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer

Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer

0 Clayton Road, Knoxville, TN 37920

4848 Jenkins Road, Knoxville, TN 37921

COMMON DESCRIPTION:

0 Clayton Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a stone in J. H. Claytons line and corner to Robert Flenniken; thence, with Flenniken line, South 30 deg. East, 687 feet to a stake near a white oak on the North side of the Maryville Pike; thence, crossing the pike, South 10 ½ deg. West, 282 feet to a stone on the South side of the pike and on the West side of a 20-foot road; thence, along the West side of said road, South 72 ¾ deg. East, 168 feet to a stone corner to Joseph Lewis; thence, with the Lewis line, South 32 ½ deg. West, 558 feet to a stone; thence, North 67 ¾ deg. West, 156 feet to a stake on the line of the railroad right-of-way, passing a stone at 76 feet; thence, with the railroad right-of-way, North 20 deg. East, 808 feet to a stake at the back of the railroad tool house; thence, North 69 deg. 20 min. West, 115 feet to a stake in the old R. R. Bed; thence, South 25 deg. 40 min. West, 369 feet to an Eastern corner of the railroad lot; thence, with the same, North 71 ½ deg. West, 123 feet to another corner of said railroad lot; thence, South 20 deg. West, 300 feet to another corner of the R. R. lot and on Margaret Flenniken line; thence, with her line, North 82 deg. West, 745 feet toa white oak; thence, 6 ½ deg. West, crossing a pond 275 feet to a stone and persimmon in the Flenniken line and corner to A.O. Johnson, dower from the estate of her former husband, John Rose; thence, with said dower line, North 74 deg. 40 min. East, 621 feet to a stone in the corner of said dower; thence, South 48 deg. East, 93 feet to a stone in a pond, another of said dower corners; thence North 16 deg. 20 min. West, 400 feet to a stone in the hollow; thence, North 45 deg. West, 155 feet to stone in dower line and corner of J. H. Clayton; thence, leaving dower and with Clayton, North 65 deg. East, 619 feet to the BEGINNING.

CONVEYANCE IS MADE LESS AND EXCEPT the following described tracts, to wit:

1. All that tract of land lying on the South side of Maryville-Knoxville Pike sold to William Franklin, R. A. L. Rudder, C. W. Owens and William Fleming, and P. P. Rudder.
2. Also Lots 1 and 2, land conveyed to Bertha E. Bowerman
3. Also Lots 8, 9 & 10 conveyed to J. H. Pease and wife
4. Also Lots 32, 33, and 34 conveyed to I.N. Clabough
5. Also Lot 44 conveyed to James Hayes
6. Also one acre where the old quarry is located on the West side of said tract, to be surveyed later to the satisfaction of Broyles and Young and right-of-way to public road
7. Also lot conveyed to R. G. Flenniken. Reference is also made to the right-of-way near Maryville Pike.

BEING PART OF the same property conveyed to Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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 Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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:

Paul E. Kinzer died testate in 1973, being married to Nell Kinzer at the time of his death. Nell Kinzer died testate in 1977, devising real property in trust to son, Philip E. Kinzer. The Last Will and Testament of Nell E. Kinzer is filed in Will Book 51, page 694; and probated in Docket #P-77-031014, the Chancery Court for Knox County, Tennessee. (1/2 undivided interest to subject property.) Philip Kinzer died on or about October 19, 1989, being predeceased by wife, Carol Ann Bishop Kinzer (unknown date of death), and son, Philip Edward Kinzer, Jr. (1 day old- date of death September 12, 1962); and survived by daughters, Julie and Meg/Margaret Kinzer- unable to locate due to possible name changes.

Paul E. Kinzer died in 1973 (as stated above), and the Last Will and Testament of Paul E. Kinzer is filed in Will Book 44, page 1011, and probated in Docket #P-73-026808, in the Chancery Court for Knox County, Tennessee, Probate Division, devising real property in trust to wife, Nell Kinzer and further, upon the death of Nell Kinzer, to son Phillip Kinzer. (1/2 undivided interest to subject property).

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.
2. Paul E. Kinzer and wife, Nell Kinzer owned a ½ undivided interest in the subject property as husband and wife, which was subject to tenancy by the entireties. Paul E. Kinzer owned a ½ undivided interest in the subject property individually.
3. The ½ undivided interest held as husband and wife passed to Nell Kinzer upon the death of Paul E. Kinzer. Nell Kinzer devised the rest, residue and remainder of her Estate to son Phillip E. Kinzer to be held in Trust. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer for the benefit of Phillip E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Nell E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
4. The ½ undivided interest held by Paul E. Kinzer individually was devised in trust to Nell Kinzer, and further, upon the death of Nell Kinzer, passed to his son Phillip Kinzer. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Paul E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
5. Subject to any and all probate concerns concerning deceased owner and all heirs, including but not limited to TennCare.
6. Subject to property believed to be Lot 40 of Vestal Heights
7. Subject to a survey being required due to the multiple less and excepts, poor legal description that includes additional property, and dated map of record. This parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.
8. Subject to the right-of-way and charter rights of the L & N Railroad, or their successor.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122EC-005 **TAX SALE:** 25

TRUSTEE FILE: 649

OWNER(S) & ADDRESS(ES):

Paul E. Kinzer and wife, Nell Kinzer (1/2 undivided interest) (both deceased); and Paul E. Kinzer (1/2 undivided interest) (deceased)

Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer

Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer

0 Stevens Street, Knoxville, TN 37920

4848 Jenkins Road, Knoxville, TN 37921

COMMON DESCRIPTION:

LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a stone in J. H. Claytons line and corner to Robert Flenniken; thence, with Flenniken line, South 30 deg. East, 687 feet to a stake near a white oak on the North side of the Maryville Pike; thence, crossing the pike, South 10 ½ deg. West, 282 feet to a stone on the South side of the pike and on the West side of a 20-foot road; thence, along the West side of said road, South 72 ¾ deg. East, 168 feet to a stone corner to Joseph Lewis; thence, with the Lewis line, South 32 ½ deg. West, 558 feet to a stone; thence, North 67 ¾ deg. West, 156 feet to a stake on the line of the railroad right-of-way, passing a stone at 76 feet; thence, with the railroad right-of-way, North 20 deg. East, 808 feet to a stake at the back of the railroad tool house; thence, North 69 deg. 20 min. West, 115 feet to a stake in the old R. R. Bed; thence, South 25 deg. 40 min. West, 369 feet to an Eastern corner of the railroad lot; thence, with the same, North 71 ½ deg. West, 123 feet to another corner of said railroad lot; thence, South 20 deg. West, 300 feet to another corner of the R. R. lot and on Margaret Flenniken line; thence, with her line, North 82 deg. West, 745 feet toa white oak; thence, 6 ½ deg. West, crossing a pond 275 feet to a stone and persimmon in the Flenniken line and corner to A.O. Johnson, dower from the estate of her former husband, John Rose; thence, with said dower line, North 74 deg. 40 min. East, 621 feet to a stone in the corner of said dower; thence, South 48 deg. East, 93 feet to a stone in a pond, another of said dower corners; thence North 16 deg. 20 min. West, 400 feet to a stone in the hollow; thence, North 45 deg. West, 155 feet to stone in dower line and corner of J. H. Clayton; thence, leaving dower and with Clayton, North 65 deg. East, 619 feet to the BEGINNING.

CONVEYANCE IS MADE LESS AND EXCEPT the following described tracts, to wit:

1. All that tract of land lying on the South side of Maryville-Knoxville Pike sold to William Franklin, R. A. L. Rudder, C. W. Owens and William Fleming, and P. P. Rudder.
2. Also Lots 1 and 2, land conveyed to Bertha E. Bowerman
3. Also Lots 8, 9 & 10 conveyed to J. H. Pease and wife
4. Also Lots 32, 33, and 34 conveyed to I.N. Clabough
5. Also Lot 44 conveyed to James Hayes
6. Also one acre where the old quarry is located on the West side of said tract, to be surveyed later to the satisfaction of Broyles and Young and right-of-way to public road
7. Also lot conveyed to R. G. Flenniken. Reference is also made to the right-of-way near Maryville Pike.

BEING PART OF the same property conveyed to Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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 Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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:

Paul E. Kinzer died testate in 1973, being married to Nell Kinzer at the time of his death. Nell Kinzer died testate in 1977, devising real property in trust to son, Philip E. Kinzer. The Last Will and Testament of Nell E. Kinzer is filed in Will Book 51, page 694; and probated in Docket #P-77-031014, the Chancery Court for Knox County, Tennessee. (1/2 undivided interest to subject property.) Philip Kinzer died on or about October 19, 1989, being predeceased by wife, Carol Ann Bishop Kinzer (unknown date of death), and son, Philip Edward Kinzer, Jr. (1 day old- date of death September 12, 1962); and survived by daughters, Julie and Meg/Margaret Kinzer- unable to locate due to possible name changes.

Paul E. Kinzer died in 1973 (as stated above), and the Last Will and Testament of Paul E. Kinzer is filed in Will Book 44, page 1011, and probated in Docket #P-73-026808, in the Chancery Court for Knox County, Tennessee, Probate Division, devising real property in trust to wife, Nell Kinzer and further, upon the death of Nell Kinzer, to son Phillip Kinzer. (1/2 undivided interest to subject property).

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.
2. Paul E. Kinzer and wife, Nell Kinzer owned a ½ undivided interest in the subject property as husband and wife, which was subject to tenancy by the entireties. Paul E. Kinzer owned a ½ undivided interest in the subject property individually.
3. The ½ undivided interest held as husband and wife passed to Nell Kinzer upon the death of Paul E. Kinzer. Nell Kinzer devised the rest, residue and remainder of her Estate to son Phillip E. Kinzer to be held in Trust. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer for the benefit of Phillip E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Nell E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
4. The ½ undivided interest held by Paul E. Kinzer individually was devised in trust to Nell Kinzer, and further, upon the death of Nell Kinzer, passed to his son Phillip Kinzer. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Paul E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
5. Subject to any and all probate concerns concerning deceased owner and all heirs, including but not limited to TennCare.
6. Subject to property being believed to be Lot 41 of Vestal Heights.
7. Subject to a survey being required due to the multiple less and excepts, poor legal description that includes additional property, and dated map of record. This parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.
8. Subject to the right-of-way and charter rights of the L & N Railroad, or their successor.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122EC-006 **TAX SALE:** 25

TRUSTEE FILE: 650

OWNER(S) & ADDRESS(ES):

Paul E. Kinzer and wife, Nell Kinzer (1/2 undivided interest) (both deceased); and Paul E. Kinzer (1/2 undivided interest) (deceased)

Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer

Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer

0 Clayton Road, Knoxville, TN 37920

4848 Jenkins Road, Knoxville, TN 37921

COMMON DESCRIPTION:

0 Clayton Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a stone in J. H. Claytons line and corner to Robert Flenniken; thence, with Flenniken line, South 30 deg. East, 687 feet to a stake near a white oak on the North side of the Maryville Pike; thence, crossing the pike, South

10 ½ deg. West, 282 feet to a stone on the South side of the pike and on the West side of a 20-foot road; thence, along the West side of said road, South 72 ¾ deg. East, 168 feet to a stone corner to Joseph Lewis; thence, with the Lewis line, South 32 ½ deg. West, 558 feet to a stone; thence, North 67 ¾ deg. West, 156 feet to a stake on the line of the railroad right-of-way, passing a stone at 76 feet; thence, with the railroad right-of-way, North 20 deg. East, 808 feet to a stake at the back of the railroad tool house; thence, North 69 deg. 20 min. West, 115 feet to a stake in the old R. R. Bed; thence, South 25 deg. 40 min. West, 369 feet to an Eastern corner of the railroad lot; thence, with the same, North 71 ½ deg. West, 123 feet to another corner of said railroad lot; thence, South 20 deg. West, 300 feet to another corner of the R. R. lot and on Margaret Flenniken line; thence, with her line, North 82 deg. West, 745 feet toa white oak; thence, 6 ½ deg. West, crossing a pond 275 feet to a stone and persimmon in the Flenniken line and corner to A.O. Johnson, dower from the estate of her former husband, John Rose; thence, with said dower line, North 74 deg. 40 min. East, 621 feet to a stone in the corner of said dower; thence, South 48 deg. East, 93 feet to a stone in a pond, another of said dower corners; thence North 16 deg. 20 min. West, 400 feet to a stone in the hollow; thence, North 45 deg. West, 155 feet to stone in dower line and corner of J. H. Clayton; thence, leaving dower and with Clayton, North 65 deg. East, 619 feet to the BEGINNING.

CONVEYANCE IS MADE LESS AND EXCEPT the following described tracts, to wit:

1. All that tract of land lying on the South side of Maryville-Knoxville Pike sold to William Franklin, R. A. L. Rudder, C. W. Owens and William Fleming, and P. P. Rudder.
2. Also Lots 1 and 2, land conveyed to Bertha E. Bowerman
3. Also Lots 8, 9 & 10 conveyed to J. H. Pease and wife
4. Also Lots 32, 33, and 34 conveyed to I.N. Clabough
5. Also Lot 44 conveyed to James Hayes
6. Also one acre where the old quarry is located on the West side of said tract, to be surveyed later to the satisfaction of Broyles and Young and right-of-way to public road
7. Also lot conveyed to R. G. Flenniken. Reference is also made to the right-of-way near Maryville Pike.

BEING PART OF the same property conveyed to Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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 Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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:

Paul E. Kinzer died testate in 1973, being married to Nell Kinzer at the time of his death. Nell Kinzer died testate in 1977, devising real property in trust to son, Philip E. Kinzer. The Last Will and Testament of Nell E. Kinzer is filed in Will Book 51, page 694; and probated in Docket #P-77-031014, the Chancery Court for Knox County, Tennessee. (1/2 undivided interest to subject property.) Philip Kinzer died on or about October 19, 1989, being predeceased by wife, Carol Ann Bishop Kinzer (unknown date of death), and son, Philip Edward Kinzer, Jr. (1 day old- date of death September 12, 1962); and survived by daughters, Julie and Meg/Margaret Kinzer- unable to locate due to possible name changes.

Paul E. Kinzer died in 1973 (as stated above), and the Last Will and Testament of Paul E. Kinzer is filed in Will Book 44, page 1011, and probated in Docket #P-73-026808, in the Chancery Court for Knox County, Tennessee, Probate Division, devising real property in trust to wife, Nell Kinzer and further, upon the death of Nell Kinzer, to son Phillip Kinzer. (1/2 undivided interest to subject property).

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.
2. Paul E. Kinzer and wife, Nell Kinzer owned a ½ undivided interest in the subject property as husband and wife, which was subject to tenancy by the entireties. Paul E. Kinzer owned a ½ undivided interest in the subject property individually.
3. The ½ undivided interest held as husband and wife passed to Nell Kinzer upon the death of Paul E. Kinzer. Nell Kinzer devised the rest, residue and remainder of her Estate to son Phillip E. Kinzer to be held in Trust. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer for the benefit of Phillip E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Nell E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
4. The ½ undivided interest held by Paul E. Kinzer individually was devised in trust to Nell Kinzer, and further, upon the death of Nell Kinzer, passed to his son Phillip Kinzer. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Paul E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
5. Subject to any and all probate concerns concerning deceased owner and all heirs, including but not limited to TennCare.
6. Subject to property being believed to be Lot 43 of Vestal Heights.
7. Subject to a survey being required due to the multiple less and excepts, poor legal description that includes additional property, and dated map of record. This parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.
8. Subject to the right-of-way and charter rights of the L & N Railroad, or their successor.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122EC-007 **TAX SALE:** 25

TRUSTEE FILE: 651

OWNER(S) & ADDRESS(ES):

Paul E. Kinzer and wife, Nell Kinzer (1/2 undivided interest) (both deceased); and Paul E. Kinzer (1/2 undivided interest) (deceased)
Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer
Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer
0 Clayton Road, Knoxville, TN 37920
4848 Jenkins Road, Knoxville, TN 37921

COMMON DESCRIPTION:

0 Clayton Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a stone in J. H. Claytons line and corner to Robert Flenniken; thence, with Flenniken line, South 30 deg. East, 687 feet to a stake near a white oak on the North side of the Maryville Pike; thence, crossing the pike, South 10 ½ deg. West, 282 feet to a stone on the South side of the pike and on the West side of a 20-foot road; thence, along the West side of said road, South 72 ¾ deg. East, 168 feet to a stone corner to Joseph Lewis; thence, with the Lewis line, South 32 ½ deg. West, 558 feet to a stone; thence, North 67 ¾ deg. West, 156 feet to a stake on the line of the railroad right-of-way, passing a stone at 76 feet; thence, with the railroad right-of-way, North 20 deg. East, 808 feet to a stake at the back of the railroad tool house; thence, North 69 deg. 20 min. West, 115 feet to a stake in the old R. R. Bed; thence, South 25 deg. 40 min. West, 369 feet to an Eastern corner of the railroad lot; thence, with the same, North 71 ½ deg. West, 123 feet to another corner of said railroad lot; thence, South 20 deg. West, 300 feet to another corner of the R. R. lot and on Margaret Flenniken line; thence, with her line, North 82 deg. West, 745 feet toa white oak; thence, 6 ½ deg. West, crossing a pond 275 feet to a stone and persimmon in the Flenniken line and corner to A.O. Johnson, dower from the estate of her former husband, John Rose; thence, with said dower line, North 74 deg. 40 min. East, 621 feet to a stone in the corner of said dower; thence, South 48 deg. East, 93 feet to a stone in a pond, another of said dower corners; thence North 16 deg. 20 min. West, 400 feet to a stone in the hollow; thence, North 45 deg. West, 155 feet to stone in dower line and corner of J. H. Clayton; thence, leaving dower and with Clayton, North 65 deg. East, 619 feet to the BEGINNING.

CONVEYANCE IS MADE LESS AND EXCEPT the following described tracts, to wit:

1. All that tract of land lying on the South side of Maryville-Knoxville Pike sold to William Franklin, R. A. L. Rudder, C. W. Owens and William Fleming, and P. P. Rudder.
2. Also Lots 1 and 2, land conveyed to Bertha E. Bowerman
3. Also Lots 8, 9 & 10 conveyed to J. H. Pease and wife
4. Also Lots 32, 33, and 34 conveyed to I.N. Clabough
5. Also Lot 44 conveyed to James Hayes
6. Also one acre where the old quarry is located on the West side of said tract, to be surveyed later to the satisfaction of Broyles and Young and right-of-way to public road
7. Also lot conveyed to R. G. Flenniken. Reference is also made to the right-of-way near Maryville Pike.

BEING PART OF the same property conveyed to Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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 Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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:

Paul E. Kinzer died testate in 1973, being married to Nell Kinzer at the time of his death. Nell Kinzer died testate in 1977, devising real property in trust to son, Philip E. Kinzer. The Last Will and Testament of Nell E. Kinzer is filed in Will Book 51, page 694; and probated in Docket #P-77-031014, the Chancery Court for Knox County, Tennessee. (1/2 undivided interest to subject property.) Philip Kinzer died on or about October 19, 1989, being predeceased by wife, Carol Ann Bishop Kinzer (unknown date of death), and son, Philip Edward Kinzer, Jr. (1 day old- date of death September 12, 1962); and survived by daughters, Julie and Meg/Margaret Kinzer- unable to locate due to possible name changes.

Paul E. Kinzer died in 1973 (as stated above), and the Last Will and Testament of Paul E. Kinzer is filed in Will Book 44, page 1011, and probated in Docket #P-73-026808, in the Chancery Court for Knox County, Tennessee, Probate Division, devising real property in trust to wife, Nell Kinzer and further, upon the death of Nell Kinzer, to son Phillip Kinzer. (1/2 undivided interest to subject property).

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.
2. Paul E. Kinzer and wife, Nell Kinzer owned a ½ undivided interest in the subject property as husband and wife, which was subject to tenancy by the entireties. Paul E. Kinzer owned a ½ undivided interest in the subject property individually.
3. The ½ undivided interest held as husband and wife passed to Nell Kinzer upon the death of Paul E. Kinzer. Nell Kinzer devised the rest, residue and remainder of her Estate to son Phillip E. Kinzer to be held in Trust. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer for the benefit of Phillip E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Nell E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
4. The ½ undivided interest held by Paul E. Kinzer individually was devised in trust to Nell Kinzer, and further, upon the death of Nell Kinzer, passed to his son Phillip Kinzer. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Paul E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
5. Subject to any and all probate concerns concerning deceased owner and all heirs, including but not limited to TennCare.
6. Subject to property being believed to be Lot 43 of Vestal Heights.
7. Subject to a survey being required due to the multiple less and excepts, poor legal description that includes additional property, and dated map of record. This parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.
8. Subject to the right-of-way and charter rights of the L & N Railroad, or their successor.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122ED-001 **TAX SALE:** 25

TRUSTEE FILE: 652

OWNER(S) & ADDRESS(ES):

Nathan Holm
0 Edington Road, Knoxville, TN 37920
4338 Edington Road, Knoxville, TN 37920

COMMON DESCRIPTION:

0 Edington Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the Southwest line of Edington Road at the point of intersection of the Southeast line of L&N Railroad right-of-way; thence, South 54 deg. 12 min. East, 88.14 feet to an iron pin in the Southwest line of Edington Road, said pin being corner to property now or formerly belonging to Walker; and also being located approximately 343.2 feet in a Northeasterly direction from the center line of Old Maryville Highway; thence, leaving Edington Road, South 16 deg. 55 min. West, 106.23 feet to an iron pin; thence, South 09 deg. 59 min. East, 84.86 feet to an iron pin; thence, South 17 deg. 12 min. West, 150.34 feet and in part with the center line of a 10-foot alley to an iron pin; thence, North 51 deg. 23 min. West, 148.5 feet to an iron pin in the Southeast line of the L&N Railroad right-of-way; thence, along said railroad right-of-way, North 20 deg. 05 min. East, 306.75 feet to an iron pin, the point of BEGINNING, according to the survey of Joe Touchton, Surveyor, dated March 16, 1981.

BEING the same property conveyed to Nathan Holm by Warranty Deed dated June 23, 2016, from Marketing Unlimited, Inc., and recorded on June 27, 2016 as Instrument Number 201606270075684, 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 Nathan Holm by Warranty Deed dated June 23, 2016, from Marketing Unlimited, Inc., and recorded on June 27, 2016 as Instrument Number 201606270075684, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to Charter rights of the Railroad recorded in Deed Book 2141, page 131, in the Register's Office for Knox County, Tennessee.
3. Subject to a survey being highly recommended due to no metes and bounds description and no map of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,361.05

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,784.01

TAX ID: 122ED-004 **TAX SALE:** 25

TRUSTEE FILE: 653

OWNER(S) & ADDRESS(ES):

Nathan Holm
1115 Maryville Pike, Knoxville, TN 37920
P.O. Box 20634, Knoxville, TN 37940

COMMON DESCRIPTION:

1115 Maryville Pike, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING on a stake in the West line of said 14-foot road and in the center of a branch; thence, up the branch in a Westerly course, 177 feet to a stake in the branch and corner to Hiller; thence, in a Northerly direction, 100 feet and 4 inches to the right-of-way of the Louisville and Nashville-Railroad; thence in an Easterly direction with the line of the Louisville and Nashville Railroad right-of-way, 181 feet to Clayton's line; thence, in a Southern course with Clayton's line, 148 feet and 6 inches to the BEGINNING CORNER.

BEING PART of the same property conveyed to Nathan Holm, by Warranty Deed dated April 25, 2017, from TCB Rentals, LLC, a Tennessee limited liability company composed of Terry Estridge, Connie Chasteen and Bobbie Tipton, and recorded on April 26, 2017 as Instrument Number 201704260065167, 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 Nathan Holm, by Warranty Deed dated April 25, 2017, from TCB Rentals, LLC, a Tennessee limited liability company composed of Terry Estridge, Connie Chasteen and Bobbie Tipton, and recorded on April 26, 2017 as Instrument Number 201704260065167, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject the Charter rights of the railroad.

3. Subject to a survey being highly recommended due to no metes and bounds description to property and no recorded map found of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,453.01
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,592.92

TAX ID: 122ED-020 **TAX SALE:** 25
TRUSTEE FILE: 654
OWNER(S) & ADDRESS(ES):
Virginia Yerkes (being one in the same person as Virginia Pritchett and Ginger Pritchett)
12704 Coral Reef Circle, Knoxville, TN 37922
COMMON DESCRIPTION:
0 Maryville Pike, Knoxville, TN 37920
Part of Lots 103 & 104 of Vestal Heights Addition
LEGAL DESCRIPTION:

SITUATED in the Ninth (9th) Civil District of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, designated as Property Assessor's Parcel Identification N. 122-E, D-020, and being PORTIONS of Lots 103 and 104, of Vestal Heights Addition, as shown by map of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee, and as shown on Exhibit A of prior deed of record as Instrument Number 200608110012654, in the Register's Office for Knox County, Tennessee..

BEING PART OF the same property conveyed to Virginia S. Yerkes, by Quit Claim Deed dated January 26, 2007, from Jeffrey R. Yerkes, and recorded on February 6, 2007 as Instrument Number 200702060063617, 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 Virginia S. Yerkes, by Quit Claim Deed dated January 26, 2007, from Jeffrey R. Yerkes, and recorded on February 6, 2007 as Instrument Number 200702060063617, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.
2. Subject to the charter rights of Railroad.
3. Subject to survey being highly recommended due to the dated plat of record and property consists of PARTS of 2 lots, with no metes and bounds description.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,929.33
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,814.90

TAX ID: 122ED-021 **TAX SALE:** 25
TRUSTEE FILE: 655
OWNER(S) & ADDRESS(ES):
Virginia Yerkes (being one in the same person as Virginia Pritchett and Ginger Pritchett)
12704 Coral Reef Circle, Knoxville, TN 37922
COMMON DESCRIPTION:
0 Maryville Pike, Knoxville, TN 37920
Part of Lots 105-115 of Vestal Heights Addition
LEGAL DESCRIPTION:

SITUATED in the Ninth Civil District of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, Block No. 25901, designated as Property Assessor's Parcel Identification No. 122-E, D-021, and being PORTIONS of Lots 105 through 115, of Vestal Heights Addition, as shown by map of same of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Knox County Register of Deeds Office, and as shown on Exhibit A of prior deed of record as Instrument Number 200608110012654, in the Register's Office for Knox County, Tennessee.

BEING PART OF the same property conveyed to Virginia S. Yerkes, by Quit Claim Deed dated January 26, 2007, from Jeffrey R. Yerkes, and recorded on February 6, 2007 as Instrument Number 200702060063617, 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 Virginia S. Yerkes, by Quit Claim Deed dated January 26, 2007, from Jeffrey R. Yerkes, and recorded on February 6, 2007 as Instrument Number 200702060063617, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.
2. Subject to the charter rights of Railroad.
3. Subject to survey being highly recommended due to the dated plat of record and property consists of PARTS of Lots 105 through 115, with no metes and bounds description.
4. Subject to property already passing through a tax sale in 2004, according to Clerk and Master's Deed to the City of Knoxville, Tennessee, recorded as Instrument Number 200404050092005, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,979.42
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,283.86

TAX ID: 122EF-006 **TAX SALE:** 25
TRUSTEE FILE: 656
OWNER(S) & ADDRESS(ES):
Paul E. Kinzer and wife, Nell Kinzer (1/2 undivided interest) (both deceased); and Paul E. Kinzer (1/2 undivided interest) (deceased)
Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer
Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer
1710 Stevens Street, Knoxville, TN 37920
4848 Jenkins Road, Knoxville, TN 37918
COMMON DESCRIPTION:
1710 Stevens Street, Knoxville, TN 37920
LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a stone in J. H. Claytons line and corner to Robert Flenniken; thence, with Flenniken line, South 30 deg. East, 687 feet to a stake near a white oak on the North side of the Maryville Pike; thence, crossing the pike, South 10 ½ deg. West, 282 feet to a stone on the South side of the pike and on the West side of a 20-foot road; thence, along the West side of said road, South 72 ¾ deg. East, 168 feet to a stone corner to Joseph Lewis; thence, with the Lewis line, South 32 ½ deg. West, 558 feet to a stone; thence, North 67 ¾ deg. West, 156 feet to a stake on the line of the railroad right-of-way, passing a stone at 76 feet; thence, with the railroad right-of-way, North 20 deg. East, 808 feet to a stake at the back of the railroad tool house; thence, North 69 deg. 20 min. West, 115 feet to a stake in the old R. R. Bed; thence, South 25 deg. 40 min. West, 369 feet to an Eastern corner of the railroad lot; thence, with the same, North 71 ½ deg. West, 123 feet to another corner of said railroad lot; thence, South 20 deg. West, 300 feet to another corner of the R. R. lot and on Margaret Flenniken line; thence, with her line, North 82 deg. West, 745 feet toa white oak; thence, 6 ½ deg. West, crossing a pond 275 feet to a stone and persimmon in the Flenniken line and corner to A.O. Johnson, dower from the estate of her former husband, John Rose; thence, with said dower line, North 74 deg. 40 min. East, 621 feet to a stone in the corner of said dower; thence, South 48 deg. East, 93 feet to a stone in a pond, another of said dower corners; thence North 16 deg. 20 min. West, 400 feet to a stone in the hollow; thence, North 45 deg. West, 155 feet to stone in dower line and corner of J. H. Clayton; thence, leaving dower and with Clayton, North 65 deg. East, 619 feet to the BEGINNING.

CONVEYANCE IS MADE LESS AND EXCEPT the following described tracts, to wit:

1. All that tract of land lying on the South side of Maryville-Knoxville Pike sold to William Franklin, R. A. L. Rudder, C. W. Owens and William Fleming, and P. P. Rudder.
2. Also Lots 1 and 2, land conveyed to Bertha E. Bowerman
3. Also Lots 8, 9 & 10 conveyed to J. H. Pease and wife
4. Also Lots 32, 33, and 34 conveyed to I.N. Clabough
5. Also Lot 44 conveyed to James Hayes
6. Also one acre where the old quarry is located on the West side of said tract, to be surveyed later to the satisfaction of Broyles and Young and right-of-way to public road
7. Also lot conveyed to R. G. Flenniken. Reference is also made to the right-of-way near Maryville Pike.

BEING PART OF the same property conveyed to Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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 Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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:

Paul E. Kinzer died testate in 1973, being married to Nell Kinzer at the time of his death. Nell Kinzer died testate in 1977, devising real property in trust to son, Philip E. Kinzer. The Last Will and Testament of Nell E. Kinzer is filed in Will Book 51, page 694; and probated in Docket #P-77-031014, the Chancery Court for Knox County, Tennessee. (1/2 undivided interest to subject property.) Philip Kinzer died on or about October 19, 1989, being predeceased by wife, Carol Ann Bishop Kinzer (unknown date of death), and son, Philip Edward Kinzer, Jr. (1 day old- date of death September 12, 1962); and survived by daughters, Julie and Meg/Margaret Kinzer- unable to locate due to possible name changes.

Paul E. Kinzer died in 1973 (as stated above), and the Last Will and Testament of Paul E. Kinzer is filed in Will Book 44, page 1011, and probated in Docket #P-73-026808, in the Chancery Court for Knox County, Tennessee, Probate Division, devising real property in trust to wife, Nell Kinzer and further, upon the death of Nell Kinzer, to son Phillip Kinzer. (1/2 undivided interest to subject property).

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.
2. Paul E. Kinzer and wife, Nell Kinzer owned a ½ undivided interest in the subject property as husband and wife, which was subject to tenancy by the entireties. Paul E. Kinzer owned a ½ undivided interest in the subject property individually.
3. The ½ undivided interest held as husband and wife passed to Nell Kinzer upon the death of Paul E. Kinzer. Nell Kinzer devised the rest, residue and remainder of her Estate to son Phillip E. Kinzer to be held in Trust. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer for the benefit of Phillip E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Nell E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
4. The ½ undivided interest held by Paul E. Kinzer individually was devised in trust to Nell Kinzer, and further, upon the death of Nell Kinzer, passed to his son Phillip Kinzer. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Paul E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.
5. Subject to any and all probate concerns concerning deceased owner and all heirs, including but not limited to TennCare.
6. Subject to property being believed to be Lot 74 of Vestal Heights.
7. Subject to a survey being required due to the multiple less and excepts, poor legal description that includes additional property, and dated map of record. This parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.
8. Subject to the riparian rights as to the Goose Creek running through property.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122EF-007 **TAX SALE:** 25
TRUSTEE FILE: 657
OWNER(S) & ADDRESS(ES):
Paul E. Kinzer and wife, Nell Kinzer (1/2 undivided interest) (both deceased); and Paul E. Kinzer (1/2 undivided interest) (deceased)
Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer
Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer
1708 Stevens Street, Knoxville, TN 37920
4848 Jenkins Road, Knoxville, TN 37918
COMMON DESCRIPTION:
1708 Stevens Street, Knoxville, TN 37920
LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a stone in J. H. Claytons line and corner to Robert Flenniken; thence, with Flenniken line, South 30 deg. East, 687 feet to a stake near a white oak on the North side of the Maryville Pike; thence, crossing the pike, South 10 ½ deg. West, 282 feet to a stone on the South side of the pike and on the West side of a 20-foot road; thence, along the West side of said road, South 72 ¾ deg. East, 168 feet to a stone corner to Joseph Lewis; thence, with the Lewis line, South 32 ½ deg. West, 558 feet to a stone; thence, North 67 ¾ deg. West, 156 feet to a stake on the line of the railroad right-of-way, passing a stone at 76 feet; thence, with the railroad right-of-way, North 20 deg. East, 808 feet to a stake at the back of the railroad tool house; thence, North 69 deg. 20 min. West, 115 feet to a stake in the old R. R. Bed; thence, South 25 deg. 40 min. West, 369 feet to an Eastern corner of the railroad lot; thence, with the same, North 71 ½ deg. West, 123 feet to another corner of said railroad lot; thence, South 20 deg. West, 300 feet to another corner of the R. R. lot and on Margaret Flenniken line; thence, with her line, North 82 deg. West, 745 feet toa white oak; thence, 6 ½ deg. West, crossing a pond 275 feet to a stone and persimmon in the Flenniken line and corner to A.O. Johnson, dower from the estate of her former husband, John Rose; thence, with said dower line, North 74 deg. 40 min. East, 621 feet to a stone in the corner of said dower; thence, South 48 deg. East, 93 feet to a stone in a pond, another of said dower corners; thence North 16 deg. 20 min. West, 400 feet to a stone in the hollow; thence, North 45 deg. West, 155 feet to stone in dower line and corner of J. H. Clayton; thence, leaving dower and with Clayton, North 65 deg. East, 619 feet to the BEGINNING.

CONVEYANCE IS MADE LESS AND EXCEPT the following described tracts, to wit:

1. All that tract of land lying on the South side of Maryville-Knoxville Pike sold to William Franklin, R. A. L. Rudder, C. W. Owens and William Fleming, and P. P. Rudder.
2. Also Lots 1 and 2, land conveyed to Bertha E. Bowerman
3. Also Lots 8, 9 & 10 conveyed to J. H. Pease and wife
4. Also Lots 32, 33, and 34 conveyed to I.N. Clabough
5. Also Lot 44 conveyed to James Hayes
6. Also one acre where the old quarry is located on the West side of said tract, to be surveyed later to the satisfaction of Broyles and Young and right-of-way to public road
7. Also lot conveyed to R. G. Flenniken. Reference is also made to the right-of-way near Maryville Pike.

BEING PART OF the same property conveyed to Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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 Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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:

Paul E. Kinzer died testate in 1973, being married to Nell Kinzer at the time of his death. Nell Kinzer died testate in 1977, devising real property in trust to son, Philip E. Kinzer. The Last Will and Testament of Nell E. Kinzer is filed in Will Book 51, page 694; and probated in Docket #P-77-031014, the Chancery Court for Knox County, Tennessee. (1/2 undivided interest to subject property.) Philip Kinzer died on or about October 19, 1989, being predeceased by wife, Carol Ann Bishop Kinzer (unknown date of death), and son, Philip Edward Kinzer, Jr. (1 day old- date of death September 12, 1962); and survived by daughters, Julie and Meg/Margaret Kinzer- unable to locate due to possible name changes.

Paul E. Kinzer died in 1973 (as stated above), and the Last Will and Testament of Paul E. Kinzer is filed in Will Book 44, page 1011, and probated in Docket #P-73-026808, in the Chancery Court for Knox County, Tennessee, Probate Division, devising real property in trust to wife, Nell Kinzer and further, upon the death of Nell Kinzer, to son Phillip Kinzer. (1/2 undivided interest to subject property).

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.
2. Paul E. Kinzer and wife, Nell Kinzer owned a ½ undivided interest in the subject property as husband and wife, which was subject to tenancy by the entireties. Paul E. Kinzer owned a ½ undivided interest in the subject property

individually.

3. The ½ undivided interest held as husband and wife passed to Nell Kinzer upon the death of Paul E. Kinzer. Nell Kinzer devised the rest, residue and remainder of her Estate to son Phillip E. Kinzer to be held in Trust. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer for the benefit of Phillip E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Nell E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.

4. The ½ undivided interest held by Paul E. Kinzer individually was devised in trust to Nell Kinzer, and further, upon the death of Nell Kinzer, passed to his son Phillip Kinzer. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Paul E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.

5. Subject to any and all probate concerns concerning deceased owner and all heirs, including but not limited to TennCare.

6. Subject to property being believed to be Lot 75 of Vestal Heights.

7. Subject to a survey being required due to the multiple less and excepts, poor legal description that includes additional property, and dated map of record. This parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

8. Subject to riparian rights as to the Goose Creek that runs through property.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122EF-008 **TAX SALE:** 25

TRUSTEE FILE: 658

OWNER(S) & ADDRESS(ES):

Paul E. Kinzer and wife, Nell Kinzer (1/2 undivided interest) (both deceased); and Paul E. Kinzer (1/2 undivided interest) (deceased)

Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer

Unknown Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer

1706 Stevens Street, Knoxville, TN 37920

4848 Jenkins Road, Knoxville, TN 37918

COMMON DESCRIPTION:

1706 Stevens Street, Knoxville, TN 37920

LEGAL DESCRIPTION:

DISCLAIMER- this parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a stone in J. H. Claytons line and corner to Robert Flenniken; thence, with Flenniken line, South 30 deg. East, 687 feet to a stake near a white oak on the North side of the Maryville Pike; thence, crossing the pike, South 10 ½ deg. West, 282 feet to a stone on the South side of the pike and on the West side of a 20-foot road; thence, along the West side of said road, South 72 ¾ deg. East, 168 feet to a stone corner to Joseph Lewis; thence, with the Lewis line, South 32 ½ deg. West, 558 feet to a stone; thence, North 67 ¾ deg. West, 156 feet to a stake on the line of the railroad right-of-way, passing a stone at 76 feet; thence, with the railroad right-of-way, North 20 deg. East, 808 feet to a stake at the back of the railroad tool house; thence, North 69 deg. 20 min. West, 115 feet to a stake in the old R. R. Bed; thence, South 25 deg. 40 min. West, 369 feet to an Eastern corner of the railroad lot; thence, with the same, North 71 ½ deg. West, 123 feet to another corner of said railroad lot; thence, South 20 deg. West, 300 feet to another corner of the R. R. lot and on Margaret Flenniken line; thence, with her line, North 82 deg. West, 745 feet toa white oak; thence, 6 ½ deg. West, crossing a pond 275 feet to a stone and persimmon in the Flenniken line and corner to A.O. Johnson, dower from the estate of her former husband, John Rose; thence, with said dower line, North 74 deg. 40 min. East, 621 feet to a stone in the corner of said dower; thence, South 48 deg. East, 93 feet to a stone in a pond, another of said dower corners; thence North 16 deg. 20 min. West, 400 feet to a stone in the hollow; thence, North 45 deg. West, 155 feet to stone in dower line and corner of J. H. Clayton; thence, leaving dower and with Clayton, North 65 deg. East, 619 feet to the BEGINNING.

CONVEYANCE IS MADE LESS AND EXCEPT the following described tracts, to wit:

1. All that tract of land lying on the South side of Maryville-Knoxville Pike sold to William Franklin, R. A. L. Rudder, C. W. Owens and William Fleming, and P. P. Rudder.

2. Also Lots 1 and 2, land conveyed to Bertha E. Bowerman

3. Also Lots 8, 9 & 10 conveyed to J. H. Pease and wife

4. Also Lots 32, 33, and 34 conveyed to I.N. Clabough

5. Also Lot 44 conveyed to James Hayes

6. Also one acre where the old quarry is located on the West side of said tract, to be surveyed later to the satisfaction of Broyles and Young and right-of-way to public road

7. Also lot conveyed to R. G. Flenniken. Reference is also made to the right-of-way near Maryville Pike.

BEING PART OF the same property conveyed to Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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 Paul E. Kinzer and wife, Nell Kinzer, and Fred D. Benton and wife, Caroline Benton, from Sam T. Broyles, 2/3 undivided interest and D. F. Young, 1/3 undivided interest, by (Correction) Warranty Deed dated November 6, 1926 and recorded in Warranty Deed Book 433, page 191, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed Book 133, page 109, in the Register's Office for Knox County, Tennessee. ALSO by Warranty Deed from Fred D. Benton and wife, Caroline Benton, to Herman Kinzer, a ½ undivided interest, dated January 3, 1927, and recorded in Warranty Deed Book 433, page 192, in the Register's Office for Knox County, Tennessee. AND FURTHER by Warranty Deed dated May 13, 1929, from Herman Kinzer, to Paul E. Kinzer, a ½ undivided interest, and recorded in Warranty Deed Book 481, page 120, 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:

Paul E. Kinzer died testate in 1973, being married to Nell Kinzer at the time of his death. Nell Kinzer died testate in 1977, devising real property in trust to son, Philip E. Kinzer. The Last Will and Testament of Nell E. Kinzer is filed in Will Book 51, page 694; and probated in Docket #P-77-031014, the Chancery Court for Knox County, Tennessee. (1/2 undivided interest to subject property.) Philip Kinzer died on or about October 19, 1989, being predeceased by wife, Carol Ann Bishop Kinzer (unknown date of death), and son, Philip Edward Kinzer, Jr. (1 day old- date of death September 12, 1962); and survived by daughters, Julie and Meg/Margaret Kinzer- unable to locate due to possible name changes.

Paul E. Kinzer died in 1973 (as stated above), and the Last Will and Testament of Paul E. Kinzer is filed in Will Book 44, page 1011, and probated in Docket #P-73-026808, in the Chancery Court for Knox County, Tennessee, Probate Division, devising real property in trust to wife, Nell Kinzer and further, upon the death of Nell Kinzer, to son Phillip Kinzer. (1/2 undivided interest to subject property).

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 300A (formerly Map Book 9, page 74), in the Register's Office for Knox County, Tennessee.

2. Paul E. Kinzer and wife, Nell Kinzer owned a ½ undivided interest in the subject property as husband and wife, which was subject to tenancy by the entireties. Paul E. Kinzer owned a ½ undivided interest in the subject property individually.

3. The ½ undivided interest held as husband and wife passed to Nell Kinzer upon the death of Paul E. Kinzer. Nell Kinzer devised the rest, residue and remainder of her Estate to son Phillip E. Kinzer to be held in Trust. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Nell E. Kinzer for the benefit of Phillip E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Nell E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.

4. The ½ undivided interest held by Paul E. Kinzer individually was devised in trust to Nell Kinzer, and further, upon the death of Nell Kinzer, passed to his son Phillip Kinzer. This ½ undivided interest is vested in the Trustee of the Testamentary Trust Created Under the Last Will and Testament of Paul E. Kinzer. It is unknown who the Trustee is at this time. The original Trustee listed in the Last Will and Testament of Paul E. Kinzer was Park National Bank. It is believed, but not confirmed, that the successor institution of Park National Bank is now Regions Bank.

5. Subject to any and all probate concerns concerning deceased owner and all heirs, including but not limited to TennCare.

6. Subject to property being believed to be Lot 76 of Vestal Heights.

7. Subject to a survey being required due to the multiple less and excepts, poor legal description that includes additional property, and dated map of record. This parcel is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

8. Subject to the riparian rights as to the Goose Creek running through property.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,654.67

TAX ID: 122GB-02101 **TAX SALE:** 25

TRUSTEE FILE: 661

OWNER(S) & ADDRESS(ES):

Jasan Burin

4705 River Oak Drive, Knoxville, TN 37920

15000 PRAHA5, Czech Republic

COMMON DESCRIPTION:

4705 River Oak Drive, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being designated as Lot 7A, in River Oaks Subdivision, as shown by map of record in Plat Cabinet E, Slide 170A (formerly Map Book 62-S, page 46- erroneously referenced as Map Book 62-5, page 46), in the Register's Office of 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 Northeast line of River Oak Drive, common corner of Lots 7A and 6A; running along River Oak Drive, North 33 deg. 36 min. East, for 25 feet to an iron pin; thence, North 34 deg. 06 min. 21 sec. East, for 157.14 feet to an iron pin; thence, South 33 deg. 25 min. East, for 216.5 feet to an iron pin; thence, South 46 deg. 11 min. West, for 100 feet to an iron pin; thence, North 56 deg. 18 min. 29 sec. West, for 179.04 feet, returning to the BEGINNING iron pin.

BEING the same property conveyed to Jasan Burin, by Correction Warranty Deed dated January 15, 1976, from Architectural Builders, Inc., a Tennessee corporation, and recorded on January 18, 1976 in Deed Book 1665, page 1028, in the Register's Office for Knox County, Tennessee, Specific reference is hereby made to Warranty Deed recorded in Deed Book 1571, page 099, 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 Jasan Burin, by Correction Warranty Deed dated January 15, 1976, from Architectural Builders, Inc., a Tennessee corporation, and recorded on January 18, 1976 in Deed Book 1665, page 1028, in the Register's Office for Knox County, Tennessee, Specific reference is hereby made to Warranty Deed recorded in Deed Book 1571, page 099, 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:

It is possible that Jasan Burin is deceased but unable to confirm.

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, setbacks, and matters shown by plat of record in Plat Cabinet E, Slide 170A (formerly Map Book 62-S, page 46- erroneously referenced as Map Book 62-5, page 46), in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions set forth in Book 1264, page 403, in the Register's Office for Knox County, Tennessee.

3. Subject to Utility and Drainage Easments, 10 feet along all boundary lines, and 5 feet along lot lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

4. Subject to setback lines as follows: 35-foot from road right-of-way, as shown by aforesaid map of record, in the Register's Office.

5. Subject to any and all possible probate concerns, including but not limited to TennCare as to deceased owner and any heirs (if deceased).

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,940.47

TAX ID: 123AD-011 **TAX SALE:** 25

TRUSTEE FILE: 663

OWNER(S) & ADDRESS(ES):

Fred J. Parker (deceased) and wife, Cleo M. Parker

c/o Linda Billingsly, 809 West Central Avenue,

LaFollette, TN 37766

106 McDaniel Avenue, Knoxville, TN 37920

COMMON DESCRIPTION:

106 McDaniel Avenue, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District No. Nine of Knox County, Tennessee, within the 25th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 15, Young's Addition to Knoxville, Tennessee, as shown on the map of the same of record in Plat Cabinet D, Slide 233A, formerly Map Book 8, page 56, in the Register's Office for Knox County, Tennessee. Said lot has a frontage of 50 feet on the North side of Young Avenue and extends back Northerly between parallel lines, 163.2 feet to the South line of McDaniel Street, presently known as 106 McDaniel Street, and being tract #2 in the deed of Marguerite Burks Quillen Griffith to J. M. Griffith dated June 18, 1959, and recorded in Deed Book 1115 page 398 of the Register's Office of Knox County, Tennessee.

BEING the same property conveyed to Fred J. Parker & wife, Cleo M. Parker by Warranty Deed dated August 19, 1963, from Dr. J. M. Griffith and wife, Marguerite Burks Griffith, recorded in WB 1233, page 137, 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 Fred J. Parker & wife, Cleo M. Parker by Warranty Deed dated August 19, 1963, from Dr. J. M. Griffith and wife, Marguerite Burks Griffith, recorded in WB 1233, page 137, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville dated November 3, 2015, in the original amount of $4,110.43, not including penalties and interest, if applicable, and filed of record as Instrument Number 201511040028193, in the Register's Office for Knox County, Tennessee.

2. Neighborhood Codes Enforcement recorded a Complaint on September 12, 2014 as Instrument Number 201409120015091; and an Order on September 30, 2014 as Instrument Number 201410010018895; in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville dated November 3, 2015, in the original amount of $355.05, not including penalties and interest, if applicable, and filed of record as Instrument Number 201511040028192, in the Register's Office for Knox County, Tennessee.

1. Neighborhood Codes Enforcement recorded a Complaint on July 15, 2015 as Instrument Number 201507150003329; and an Order on August 19, 2015 as Instrument Number 201508190011298; in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville dated August 5, 2014, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201408070008245, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville dated February 6, 2014, in the original amount of $266.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201402070046715, in the Register's Office for Knox County, Tennessee.

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

It is believed that Fred J. Parker is deceased, having died on or about January 19, 2004, and he is survived by his spouse, Cleo M. Parker.

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, setbacks, and matters shown by plat of record in Plat Cabinet D, Slide 233A (formerly Map Book 43-S, page 4), in the Register's Office for Knox County, Tennessee.

2. Deed of Trust dated September 20, 2001, from Fred J. Parker and Cleo M. Parker to Wade Boswell, Trustee for the benefit of American General Financial Services Inc., in the original amount of $6,799.32, recorded as Instrument Number 200109240023145, in the Register's Office for Knox County, Tennessee. *There is a Release of Deed of Trust dated February 7, 2006, stating lien is paid in full, recorded as Instrument Number 200312080059678, in the Register's Office for Knox County, Tennessee; however, said Release lists Instrument Number 200109249923145. It is suggested a correction release be obtained, executed and recorded.

3. A Survey is suggested as the KGIS Tax Map shows the house on Parcel 10 crossing the East side lot line, of this property.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,664.56

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,850.84

TAX ID: 123AG-010 **TAX SALE:** 25

TRUSTEE FILE: 664

OWNER(S) & ADDRESS(ES):

Earnest Lee Breeden

P O Box 20861, Knoxville, TN 37940

4409 W. Martin Mill Pike, Knoxville, TN 37920

COMMON DESCRIPTION:

4409 W. Martin Mill Pike, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in the Ninth Civil District of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at an existing iron pipe in the Southwest right of way of Martin Mill Pike, said existing pipe being located 146 feet, more or less, in a Northwesterly direction from the point of intersection of the Southwest right of way of Martin Mill Pike and Avenue "A"; thence from said existing pipe leaving the Southwest right boundary line of Howard Phelps (Warranty Book 640, Page 243) to an existing iron pin in the creek bed; thence from said existing iron pin, North 46 deg. 11 min. West, 62.03 feet along the creek bed to an existing iron pin; thence from said existing iron pin, North 53 deg. 38 min. East, 176 feet along the boundary line of Andrew A. Veals (Warranty Book 1788, page 972) to an existing iron pin in the Southwest right of way of Martin Mill Pike; thence from said existing iron pin, South 35 deg. 02 min. East, 61.39 feet along the Southwest right of way of Martin Mill Pike to an existing iron pipe, said existing iron pipe being the place of beginning; according to the survey of Wade B. Nance, Surveyor, Knoxville, Tennessee, dated 28 September 1987, bearing Drawing No. A-5516.

BEING the same property conveyed to Earnest Lee Breeden by Warranty Deed dated October 17, 1995, from the Estate of Peggy Sue Clabo Breeden by Rebecca Sue Lawson, Personal Representative, recorded in Warranty Deed Book 2193, 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 Earnest Lee Breeden by Warranty Deed dated October 17, 1995, from the Estate of Peggy Sue Clabo Breeden by Rebecca Sue Lawson, Personal Representative, recorded in Warranty Deed Book 2193, page 211, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Neighborhood Codes Enforcement recorded a Complaint on May 4, 2004 as Instrument Number 200405040101609, in the Register's Office for Knox County, Tennessee.

2. Neighborhood Codes Enforcement recorded

a Complaint on June 9, 2004 as Instrument Number 200406090110392; and an Order on July 21, 2004 as Instrument Number 200407210006341; in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville dated July 18, 2024, in the original amount of $206.60, not including penalties and interest, if applicable, and filed of record as Instrument Number 202407190003795, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville dated February 1, 2023, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 202302010042802, in the Register's Office for Knox County, Tennessee.

5. Notice of Lien in favor of the City of Knoxville dated November 9, 2022, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 202211140028844, in the Register's Office for Knox County, Tennessee.

6. Notice of Lien in favor of the City of Knoxville dated February 21, 2022, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 202202220064864, in the Register's Office for Knox County, Tennessee.

7. Notice of Lien in favor of the City of Knoxville dated September 12, 2019, in the original amount of $277.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201909130018596, in the Register's Office for Knox County, Tennessee.

8. Notice of Lien in favor of the City of Knoxville dated July 24, 2019, in the original amount of $277.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201907250006022, in the Register's Office for Knox County, Tennessee.

9. Notice of Lien in favor of the City of Knoxville dated September 19, 2018, in the original amount of $211.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201809190018488, in the Register's Office for Knox County, Tennessee.

10. Notice of Lien in favor of the City of Knoxville dated December 3, 2018, in the original amount of $200.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201812050034699, in the Register's Office for Knox County, Tennessee.

11. Notice of Lien in favor of the City of Knoxville dated November 17, 2015, in the original amount of $332.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201511180031099, 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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. A survey is highly recommended. There is a discrepancy in the legal description of the vesting deed compared to prior deeds of record. It appears at least one call and distance has been inadvertently omitted.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,030.29

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,950.27

TAX ID: 123BB-023 **TAX SALE:** 25

TRUSTEE FILE: 666

OWNER(S) & ADDRESS(ES):

Barbara Ann Kitts Wood, a/k/a Barbara Ann Dotson (Deceased), 303 Hayworth Drive, Knoxville, TN 37920

Heirs of Barbara Ann Kitts Wood:

Jeanne Dotson, daughter

James Dotson, son

Locations of heirs unknown.

COMMON DESCRIPTION:

303 Hayworth Dr., Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District No. Nine (9) of Knox County, Tennessee, and within the 28th Ward of the City of Knoxville, Tennessee, being all of Lots Nos. 10, 11 and 12 in Yorkshire Hills Subdivision, First Unit, as shown by map of record in Map Book 14, page 207, Register's Office for Knox County, Tennessee.

DERIVATION:

BEING the same property conveyed to Barbara Ann Kitts Wood, a/k/a Barbara Ann Dotson from Dora P. Kitts by Quit Claim Deed dated November 29th, 1993, and recorded on December 3rd, 1993, in Instrument No. 199312030049216, of record in the register's office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

None found of record in Knox County, Tennessee.

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

Barbara Ann Kitts Wood, a/k/a Barbara Ann Dotson died on or about February 18th, 2019, as found in an online obituary search. No estate was found probated in Knox County per our search. Per obituary found online, she was predeceased by her husband and parents, Delbert and Dora Kitts. She was survived by her children, Jeanne and James Dotson. No estates were found probated in Knox County on her children, Jeanne and James Dotson.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record

OTHER MATTERS AFFECTING TITLE:

Subject to all matters on plat of record for Yorkshire Hills Subdivision, First Unit, as shown in Map Book 14, Page 207, in the register's office for Knox County, Tennessee

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $9,678.64

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $12,237.67

TAX ID: 123FF-004 **TAX SALE:** 25

TRUSTEE FILE: 667

OWNER(S) & ADDRESS(ES):

Debra Mason Woody

123 Larry Drive, Knoxville, TN 37920

COMMON DESCRIPTION:

123 Larry Drive, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District No. 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 28, in Jay Henry Subdivision as shown on the map of the same of record in Plat Cabinet B, Slide 121-B, formerly Map Book 15, page 37, 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 Larry Drive, corner to Lot 29; said point of beginning being located 364 feet in a Northeasterly direction from the point of intersection of the Northwestern line of Larry Drive with the Northeastern line of Grandin Road; thence from said beginning point along the dividing line between Lots 28 and 29, North 50 deg. 35 min. West, 180 feet to an iron pin; thence North 39 deg. 25 min. East 90 feet to an iron pin, corner to Lot 27; thence along the dividing line between Lots 27 and 28, South 50 degrees 25 min. West, 90 feet to an iron pin, the point of BEGINNING; according to the survey of G. T. Trotter, Jr., Surveyor dated May 10, 1972.

BEING the same property conveyed to Debra Mason Woody by Quit Claim Deed dated February 26, 2002, from Phyllis Allen Parm, recorded as Instrument Number 200203130075555, 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 Debra Mason Woody by Quit Claim Deed dated February 26, 2002, from Phyllis Allen Parm, recorded as Instrument Number 200203130075555, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record in Plat Cabinet B, Slide 121-B, formerly Map Book 15, page 37, in the Register's Office for Knox County, Tennessee.

2. Subject to 35 foot front minimum building setback lines, as shown by plat of record in Plat Cabinet B, Slide 121-B, formerly Map Book 15, page 37, in the Register's Office for Knox County, Tennessee.

3. Subject to restrictions of record in WD Book 813, Page 385, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,799.51

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $12,505.92

TAX ID: 123HH-019 **TAX SALE:** 25

TRUSTEE FILE: 671

OWNER(S) & ADDRESS(ES):

Mildred H. Moyers

0 Drive E, Knoxville, TN 37920

97 East Pasadena, Oak Ridge, TN 37830

COMMON DESCRIPTION:

0 Drive E, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in the Ninth Civil District of Knox County, Tennessee, within the 25th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING in the South line of Avenue E distant 457 feet Eastwardly from the intersection of the East line of Peachtree Street with the South line of Avenue E, corner to Hickey; thence Eastwardly with the South line of Avenue E, 65 feet to a stake corner to property conveyed to Jeraldine Nichols Anderson and husband, Jerome V. Anderson; thence Southerly at right angles to Avenue E, 75 feet, more or less, to the North line of Plaza Park; thence Westwardly with the North line of Plaza Park; 65 feet more or less, to a stake corner to Hickey; thence Northerly with Hickey's line, 72 ½ feet to the beginning.

BEING the same property conveyed to Mildred H. Moyers by Warranty Deed dated February 12, 1990, from Rankin Jennings and wife, Loleta Jennings, recorded in Warranty Deed Book 2002, page 0455, 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 Mildred H. Moyers by Warranty Deed dated February 12, 1990, from Rankin Jennings and wife, Loleta Jennings, recorded in Warranty Deed Book 2002, page 0455, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 195B (formerly Map Book 6, page 47), in the Register's Office for Knox County, Tennessee.

2. Subject to a survey being recommended.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,529.75

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,273.69

TAX ID: 123HN-011 **TAX SALE:** 25

TRUSTEE FILE: 674

OWNER(S) & ADDRESS(ES):

Benny Bruce Hackler and Charlotte Dunlap Hackler

844 Avenue A, Knoxville, TN 37920

COMMON DESCRIPTION:

844 Avenue A, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, and in the 25th Ward of the City of Knoxville, Tennessee, being Lot No. 57, in Block 1, in Ambrister & Ballard's Southland Park Addition to Knoxville, Tennessee, shown by map of said Addition of record in Plat Cabinet A, Slide 195B (formerly Map Book 6, page 47), in the Register's Office for Knox County, Register's Office; The lot herein conveyed forms the intersection of Avenue "A" and Davis Street, and fronts 50 feet on the South side of Avenue "A" and extends back Southwardly with the East line of Davis Street, a distance of 140 feet between parallel lines.

BEING the same property conveyed to Benny Bruce Hackler and wife, Charlotte Dunlap Hackler by Warranty Deed dated October 18, 1985, from E. Glenn Maddron and wife, Mary T. Maddron, and recorded on October 24, 1985 in Book 1863, page 1024, 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 Benny Bruce Hackler and wife, Charlotte Dunlap Hackler by Warranty Deed dated October 18, 1985, from E. Glenn Maddron and wife, Mary T. Maddron, and recorded on October 24, 1985 in Book 1863, page 1024, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville dated January 14, 2015, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on January 14, 2015 as Instrument Number 201501140037914, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville dated November 5, 2015, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on November 6, 2015 as Instrument Number 201511060028793, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville dated December 4, 2018, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on December 6, 2018 as Instrument Number 201812060034950, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville dated September 12, 2019, in the original amount of $277.00, not including penalties and interest, if applicable, and recorded on September 13, 2019 as Instrument Number 201909130018578, in the Register's Office for Knox County, Tennessee.

5. Deed of Trust dated August 25, 1995, from Benny Bruce Hackler and wife, Charlotte Dunlap Hackler, to David P. Klucken, Trustee for the benefit of Delaware Savings Bank, FSB, in the original amount of $33,600.00, and recorded on September 5, 1995 in Trust Book 3024, page 579, in the Register's Office for Knox County, Tennessee. Said Deed of Trust was assigned to Norwest Bank Minnesota, National Association by Assignment of Mortgage recorded on November 28, 1995 in Trust Book 3051, page 1203, in the Register's Office for Knox County, Tennessee. Said Deed of Trust further assigned to Nationstar Mortgage, LLC, and recorded on October 28, 2013 as Instrument Number 201310280027205, in the Register's Office of Knox County, Tennessee. Appointment of Substitute Trustee appointing Priority Trustee Services of TN, L.L.C., as Substitute Trustee, and recorded on March 20, 2007 as Instrument Number 200703200076176, in the Register's Office of Knox County, Tennessee. **SERVE REGISTERED AGENT: Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203-1312. Substitute Trustee, Priority Trustee Services of TN, L.L.C., was administratively dissolved in the State of Tennessee as of November 13, 2018.**

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, setbacks, and matters shown by plat of record in Plat Cabinet A, Slide 195B (formerly Map Book 6, page 47), in the Register's Office for Knox County, Tennessee.

2. Subject to a survey being recommended.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,593.45

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,354.51

TAX ID: 123IA-010 **TAX SALE:** 25

TRUSTEE FILE: 676

OWNER(S) & ADDRESS(ES):

The Estate of William H. White

Heirs: Willliam Jeffrey Lynn Miller; Robert Edward Perry; William R. White, Jr.; and Melissa Nicolette Perry Baker

1009 Drive E, Knoxville, TN 37920

531 Dry Hollow Road, Knoxville, TN 37920**COMMON DESCRIPTION:**

1009 Drive E, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) (formerly 14) of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the South side of now or formerly L.C Tucker's line; thence, running in a Southerly direction parallel with the line of now or formerly James Auther Gibson's line one hundred (100) feet to a stake on the North side of an alley; thence, along the North side of said alley fifty (50) feet to a stake in the West side of now or formerly James Auther Gibson's line; thence, in a Northerly direction parallel with said James Auther Gibson's line one hundred (100) feet to L. C. Tuckers line; thence, along the South side of L. C. Tuckers line fifty (50) feet to the point of BEGINNING, being part of the tract of land described in Deed Book 685, page 102, in the Register's Office of Knox County, Tennessee.

BEING the same property conveyed to The Estate of William H. White by Substitute Trustee's Deed dated November 6, 2003, from J. Michael Clement, as Substitute Trustee, and recorded on January 16, 2004 as Instrument Number 200401160070310, 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 The Estate of William H. White by Substitute Trustee's Deed dated November 6, 2003, from J. Michael Clement, as Substitute Trustee, and recorded on January 16, 2004 as Instrument Number 200401160070310, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on December 14, 2017 as Instrument Number 201712140036685, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on August 16, 2019 as Instrument Number 201908160012020, in the Register's Office for Knox County, Tennessee.

3. Notice of Lien in favor of the City of Knoxville, in the original amount of $200.00, not including penalties and interest, if applicable, and recorded on February 2, 2020 as Instrument Number 202002030051222, in the Register's Office for Knox County, Tennessee.

4. Notice of Lien in favor of the City of Knoxville, in the original amount of $206.60, not including penalties and interest, if applicable, and recorded on July 23, 2024 as Instrument Number 202407230004350, 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 H. White died intestate on or about September 28, 2002. The Estate of William H. White was probated in Docket #P-02-605563, in the Chancery Court for Knox County, Tennessee, Probate Division, and is now closed. According to the estate file, his heirs are listed as: William Jeffrey Lynn Miller; Robert Edward Perry; William R. White, Jr.; and Melissa Nicolette Perry Baker.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: Possible Bankruptcy found on William R. White, Jr., more information is needed in order to determine if one in the same person.

OTHER MATTERS AFFECTING TITLE:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns including but not limited to TennCare as to deceased owners and possible deceased heir(s).

3. Subject to a survey being recommended due to no map of record and the legal description is vague.

4. Subject to William Jeffrey Lynn Miller being one in the same person as William Miller, on Judgment Lien in favor of United Auto Credit Corporation, and recorded as Instrument Number 200805160086378; and Order Extending Judgment recorded as Instrument Number 201901140042119, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine if one in the same person.

5. Subject to William Jeffrey Lynn Miller being one in the same person as William D. Miller, on Order for Default Judgment in favor of CACH, LLC, and recorded as Instrument Number 201602040045399, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine if one in the same person.

6. Subject to William Jeffrey Lynn Miller being one in the same person as William J. Miller on Judgment Lien in favor of Cavalry Portfolio Services LLC, and recorded as Instrument Number 200806160094427; and Order Extending Judgment recorded as Instrument Number 201711010027562, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine if one in the same person.

7. Subject to Robert Edward Perry being one in the same person as Robert Perry on Order Renewing Judgment in favor of Cavalry SPV I, LLC, and recorded as Instrument Number 202107130002452, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine if one in the same person.

8. Subject to Robert Edward Perry being one in the same person as Robert Perry on Judgment Lien in favor of Equable Ascent Financial, LLC, and recorded as Instrument Number 201108220009773, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine if one in the same person.

9. Subject to Robert Edward Perry being one in the same person as Robert L. Perry on Judgment Lien in favor of First Heritage Credit of Tennessee, LLC, and recorded as Instrument Number 202303020047786, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine if one in the same person.

10. Subject to Robert Edward Perry being one in the same person as Robert S. Perry on Judgment Lien in favor of University of Tennessee Medical Center, and recorded as Instrument Number 201512140035578, in the Register's Office for Knox County, Tennessee. More information is needed in order to determine if one in the same person.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,631.47
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,409.06

TAX ID: 123IC-010 **TAX SALE:** 25
TRUSTEE FILE: 678
OWNER(S) & ADDRESS(ES):
Oscar B. Dodson and Sandra Dodson
901 Lester Road, Knoxville, TN 37920
COMMON DESCRIPTION:
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 known and designated as PART OF Lot 6, of the Lester Heights Subdivision according to a map of said subdivision recorded in Plat Cabinet D, Slide 145B (formerly Map Book 37S, page 40), in the Register's Office of 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 Western right-of-way of Lester Road, the common corner to Lots 6 & 7, of said subdivision as shown on the aforementioned Map; thence, South 42 deg. 08 min. West, 98.0 feet along Lester Road to a point; thence, North 36 deg. 42 min. West, 181.50 feet to a point; thence, North 54 deg. 05 min. East, 80.00 feet to an iron pin; thence, South 42 deg. 26 min. East, 162.28 feet to the point of BEGINNING and containing the Eastern most one-half of Lot 6 of the aforementioned subdivision.

BEING the same property conveyed to Oscar Dodson ad wife, Sandra Dodson by Warranty Deed dated August 31, 1984, and recorded on September 5, 1984 in Warranty Deed Book 1827, page 178, 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 Oscar Dodson ad wife, Sandra Dodson by Warranty Deed dated August 31, 1984, and recorded on September 5, 1984 in Warranty Deed Book 1827, page 178, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust from Oscar Dodson and wife, Sandra Dodson, to James L. Clayton, Trustee for the benefit of CMH Homes Inc. dba Clayton Homes #52, dated September 21, 1998, in the original amount of $38,919.21, and recorded on September 24, 1998 in Warranty Deed Book 3467, page 450, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT: C T Corporation System, 300 Montvue Road, Knoxville, TN 37919. SERVE TRUSTEE: James L. Clayton, 3340 Lake View Drive, 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:

Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record in Plat Cabinet D, Slide 145B (formerly Map Book 37S, page 40), in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,621.18

TAX ID: 123IC-02102 **TAX SALE:** 25
TRUSTEE FILE: 679
OWNER(S) & ADDRESS(ES):
Angela Marie Berry and Buckie Berry
4902 Sims Road, Knoxville, TN 37920
COMMON DESCRIPTION:
4902 Sims Road, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in the Ninth (9th) 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 2, O' Camp Acres, as shown by map of record in Plat Cabinet L, Slide 316-A, in the Register's Office for Knox County, Tennessee, to which map reference is here made for a more particular description thereof, and also shown by survey of Howard T. Dawson, RLS 1301, dated 4-12-94, Drawing # 94-390.

BEING the same property conveyed to Angela Marie Berry and Buckie Berry, Tenants by the Entirety, by Quit Claim Deed dated October 5, 1999, from James Clayton Berry Jr., and recorded on May 16, 2000 as Instrument Number 200005160032852, 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 Angela Marie Berry and Buckie Berry, Tenants by the Entirety, by Quit Claim Deed dated October 5, 1999, from James Clayton Berry Jr., and recorded on May 16, 2000 as Instrument Number 200005160032852, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Judgement Lien in favor of Synchrony Bank against Buckie Berry, in the original amount of $8,233.57, not including penalties and interest, if applicable, and recorded on September 18, 2018 as Instrument Number 201809180017961, in the Register's Office for Knox County, Tennessee. **NO REGISTERED AGENT. SERVE: Synchrony Bank, 170 W. Election Road, Suite 125, Draper, UT 84020.**

2. Judgement Lien in favor of TD Auto Finance LLC against Buckie Berry, in the original amount of $24,264.89, not including penalties and interest, if applicable, and recorded on June 8, 2021 as Instrument Number 202106080100750, in the Register's Office for Knox County, Tennessee. **NO REGISTERED AGENT. SERVE: TD Auto Finance LLC, 27777 Inkster Road, Farmington Hills, MI 48334-5310**

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, setbacks, and matters shown by plat of record in Plat Cabinet L, Slide 316-A, in the Register's Office for Knox County, Tennessee.

2. Subject to Utility and Drainage Easements, 5 feet inside all lot lines and 10 feet inside of boundary and roads, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $4,348.63

TAX ID: 123LD-022 **TAX SALE:** 25
TRUSTEE FILE: 682
OWNER(S) & ADDRESS(ES):
Rafeek Mughrabi
2910 Huckleberry Lane, Rocky Face, GA 30746
6250 Chapman Highway, Knoxville, TN 37920
COMMON DESCRIPTION:
6250 Chapman Highway, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in District No. 9 of Knox County, Tennessee, and within the 29th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 4, Block A, Subdivision of James F. King Farm, as shown by map of the same of record in Plat Cabinet B, Slide 99-B, formerly Map Book 14, page 195, in the Knox County Register's Office, to which map specific reference is hereby made for a more particular description.

BEING the same property conveyed to Rafeek Mughrabi by Warranty Deed dated June 3, 2008, from Mohammad K. Hamdallah and wife, Tracey B. Hamdallah, recorded as Instrument Number 200806040091358, 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 Rafeek Mughrabi by Warranty Deed dated June 3, 2008, from Mohammad K. Hamdallah and wife, Tracey B. Hamdallah, recorded as Instrument Number 200806040091358, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record in Plat Cabinet B, Slide 99-B, formerly Map Book 14, page 195, in the Register's Office for Knox County, Tennessee.

2. Subject to setback lines of 35 foot front, as shown by plat of record in Plat Cabinet B, Slide 99-B, formerly Map Book 14, page 195, in the Register's Office for Knox County, Tennessee.

3. Subject to easements of record in Book 904, Page 357 and Book 1373, Page 986, both in the Register's Office for Knox County, Tennessee.

4. Subject to restrictions of record in Book 692, Page 366, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,026.62
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $19,700.15

TAX ID: 123LD-023 **TAX SALE:** 25
TRUSTEE FILE: 683
OWNER(S) & ADDRESS(ES):
Mohammad K. Hamdallah
6246 Chapman Hwy, Knoxville, TN 37920
1117 Park Hill Circle, Knoxville, TN 37909
COMMON DESCRIPTION:
6246 Chapman Highway, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in District No. Three (3) of Knox County, Tennessee, in the 29th Ward of the City of Knoxville, Tennessee, and lying on the North side of Chapman Highway, and being all of Lot No. Three (3), in Block "A", in what is known and designated as the subdivision of the James F. King Farm, as shown by map of said subdivision, of record in Plat Cabinet B, Slide 99-B, formerly Map Book 14, Page 195, of the Register's Office of Knox County, Tennessee, to which map specific reference is here made for more particular description, said lot lying on the North side of Chapman Highway and having a frontage of 100 feet thereon, and extending back Northerly therefrom between parallel lines, the Eastern line of said lot being 252.7 feet in length and the Westerly line being 214 feet in length, to the Southern or Southeastern line of Lot No. 11 in said block of said subdivision.

BEING the same property conveyed to Mohammad K. Hamdallah, a married person by General Warranty Deed dated August 27, 2003, from The Rollins Family Trust, recorded as Instrument Number 200309050028137, 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 Mohammad K. Hamdallah, a married person by General Warranty Deed dated August 27, 2003, from The Rollins Family Trust, recorded as Instrument Number 200309050028137, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of State Tax Lien in favor of the State of Tennessee, Dept. of Revenue, dated May 23, 2023, against Mohammad K. Hamdallah, recorded as Instrument Number 202305300063843, in the Register's Office for Knox County, Tennessee. **SERVE: State of Tennessee, Dept. of Revenue, 500 Deaderick Street, Nashville, TN 37242.**

2. Notice of Lien Lis Pendens in favor of Knox County, Tennessee and City of Knoxville, dated March 19, 2014, against Mohammad K. Hamdallah, recorded as Instrument Number 201403240054357, 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, setbacks, and matters shown by plat of record in Plat Cabinet B, Slide 99-B, formerly Map Book 14, Page 195, in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions of record in Book 692, Page 366, in the Register's Office for Knox County, Tennessee.

3. Subject to Easements of record in Book 1373, Page 990 and as Instrument Number 200910260028967, both in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $13,018.84
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $17,730.22

TAX ID: 123OF-017 **TAX SALE:** 25
TRUSTEE FILE: 685
OWNER(S) & ADDRESS(ES):
Abraham Ramos and Nora Ramos
805 Ronnie Lane, Knoxville, TN 37920
COMMON DESCRIPTION:
805 Ronnie Lane, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in the Ninth Civil District of Knox County, Tennessee, within the 27th Ward of the City of Knoxville, Tennessee, being known and designated as Lot 17, Lake Glen Subdivision, Unit 2, as shown on the map of the same of record in Plat Cabinet E, Slide 305-D, formerly Map Book 67-S, page 87, in the Register's Office for Knox County, Tennessee, said property being bounded and described as shown on map of aforesaid addition to which map reference is made for a more particular description, and being according to the survey of G. T. Trotter, Jr., Surveyor, dated 13 October 1930 revised 25 November 1980; said premises being improved with dwelling bearing House No. 805 Ronnie Lane.

BEING the same property conveyed to Abraham Ramos and wife, Nora Ramos by Warranty Deed dated December 10, 1980, from Edward Sexton and wife, Barbara A. Sexton and Guy V. Sexton and wife, Ruby Sexton, D/B/A Sexton Brothers Builders, recorded in Book 1723, page 262, 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 Abraham Ramos and wife, Nora Ramos by Warranty Deed dated December 10, 1980, from Edward Sexton and wife, Barbara A. Sexton and Guy V. Sexton and wife, Ruby Sexton, D/B/A Sexton Brothers Builders, recorded in Book 1723, page 262, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Judgement Lien in favor of Cavalry SPV I, LLC against Nora C. Ramos, in the original amount of $2,360.61, not including penalties and interest, if applicable, and recorded on October 25, 2018 as Instrument Number 201810250026630, in the Register's Office for Knox County, Tennessee. **SERVE: Cavalry SPV I, LLC Registered Agent: C T Corporation System, 300 Montvue Road, Knoxville, TN 37919-5546**

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, setbacks, and matters shown by plat of record in Plat Cabinet E, Slide 305-D, formerly Map Book 67-S, Page 87, in the Register's Office for Knox County, Tennessee.

2. Subject to drainage easement as shown by plat of record in Plat Cabinet E, Slide 305-D, formerly Map Book 67-S, Page 87, in the Register's Office for Knox County, Tennessee.

3. Subject to setback lines of 25 foot front, as shown by plat of record in Plat Cabinet E, Slide 305-D, formerly Map Book 67-S, Page 87, in the Register's Office for Knox County, Tennessee.

4. Subject to restrictions of record in Book 1661, Page 689, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,402.86
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $10,435.58

TAX ID: 124AB-027 **TAX SALE:** 25
TRUSTEE FILE: 687
OWNER(S) & ADDRESS(ES):
John T Webb, Jr. (deceased), and Margaret Lynn Webb (deceased)
5800 Sevierville Pike
Knoxville, Tennessee 37920
Children/Heirs:
Amber Dawn Webb Gard
4905 Sims Road, Knoxville, Tennessee 37920-4948
Henry Todd Webb
245 N. Ridge View Road, Luttrell, Tennessee 37779-1603
COMMON DESCRIPTION:
5800 Sevierville Pike
A part of Lot 3 of the Subdivision Of The T.J. Burnett Estate, Map A/251C
280 x 428 x IRR
LEGAL DESCRIPTION:

Situated in District No. Nine (Old 3) of Knox County, Tennessee, and being a part or Tract No. 3 of the Sub-division of the T. J. Burnett Estate, as shown by map of said Sub-division of record in Map Book #8 Page #3 in the Register's Office for Knox County, Tennessee, the portion of said tract herein conveyed being described as follows:

BEGINNING on an iron pin in the north line of Sevierville Pike, at the southeast corner of the H. Haynes tract; thence in a northerly direction with said H. Haynes tract and the Sams tract 492 feet to an iron pin in Sams line, and at the southwest corner of the Frank Davis tract; thence in an easterly direction with the Frank Davis and Orville Arwood lines 384 feet to an iron pin; thence South 84 deg. 16 min. West 218.4 feet to an iron pin near the east wall of the well house; thence North 3 deg. 50 West 3.1 feet to an iron pin to another corner of said well house; thence South 86 deg. 10 min. West 7.4 feet to an iron pin near the west wall of said well house; thence South 3 deg. 50 min East 3.3 feet to an iron pin near the corner of said well house; thence running South 84 deg. 16. West 185.6 feet to a pin in the northerly line of Sevierville Pike; thence in a westerly direction with the northern line or Sevierville Pike 250 feet to the point of BEGINNING.

DERIVATION:
BEING the same property conveyed to John T. Webb, Jr., and wife, Margaret Lynn Webb, by Josephine Collins, widow, by March 21, 1949, Warranty Deed of record in Warranty Book 805, Page 371, in the Knox County Register of Deeds.

INTERESTED PERSONS (ENCUMBRANCES): NONE

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: Estate of John T. Webb, Jr.; Knox County Probate P-08-679382

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

OTHER MATTERS AFFECTING TITLE

1. Knoxville Utilities Board Utility Easement of record as Instrument 201207180003375, in the Knox County Register of Deeds.

2. Boundary Line Agreement and Quitclaim Deed from and to Josephine Collins (widow) to and from John T. Webb, Jr., and wife, Margaret Lynn Webb of record as Warranty Book 1225, page 760, in the Knox County Register of Deeds.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,033.38
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $3,752.21

TAX ID: 124AC-007 **TAX SALE:** 25
TRUSTEE FILE: 688
OWNER(S) & ADDRESS(ES):
Margaret G. McGinley
1037 McCall Lane, Knoxville, TN 37920
0 McCall Lane, Knoxville, TN 37920
COMMON DESCRIPTION:
0 McCall Lane, Knoxville, TN 37920
LEGAL DESCRIPTION:

DISCLAIMER- this Tax ID is merely a portion of this legal description, and a survey is required to ascertain the exact dimensions contained within Tax ID 124AC-007.

SITUATED in Civil District Number Nine (9) (old 3) of Knox County, Tennessee, within the 29th Ward of the City of Knoxville, Tennessee, and being part of Lot 12 in what has been designated as Anderson School Road Subdivision and sometimes as B.H. Sprankles Third District property Subdivision, and being more specifically bounded and described as follows:

BEGINNING at a point in the north line of McCall Lane 100 feet eastwardly from the common corner of Lots 12 and 11A, said beginning point being the east corner of the J.V. Scott lot; thence with Soctt's line, northwardly and parallel with the dividing line between Lots 12 and 11A, 284 feet more or less to the rear of said Lot 12; thence eastwardly with the rear line of said Lot 12, 125 feet more or less to the common corner between Lots 12 and 13; thence southwardly with the dividing line between Lots 12 and 13, 155 feet to the northeast corner of the Greene lot; thence with the Greene line, westwardly 50 feet to a stake; thence southwardly with the Greene line and parallel with the first call herein 125 feet to the north line of McCall lane; thence westwardly with the north line of McCall Lane 75 feet to the point of BEGINNING.

BEING the same property conveyed to Margaret G. McGinley from John E. Goodrich and wife, Lisa G. Goodrich, by Quitclaim Deed dated July 25, 2012, and filed of record as Instrument Number 201207310006518, 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 Margaret G. McGinley from John E. Goodrich and wife, Lisa G. Goodrich, by Quitclaim Deed dated July 25, 2012, and filed of record as Instrument Number 201207310006518, 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:

Prior owner Patricia Williams died on or about January 9, 2012, being an un-remarried widow at the time of her death, and according to her obituary, survived by sons: Tom Conaway; Andy Conaway; and David Willams. She was not found being probated in Knox County, Tennessee.

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, setbacks, and matters shown by plat of record if any, in the Register's Office for Knox County, Tennessee.
2. Tax Card is incorrect, the property contained in Tax ID 124AC007 is actually owned by Margaret McGinley, and was conveyed to her in 2012 by Instrument Number 2012073100065185, in the Register's Office for Knox County, Tennessee. It is a PART of the legal in that deed. Whether intentionally or inadvertently the owner listed on the Tax Card, Patricia Williams, conveyed her interest in this property in 2007 by deed recorded as Instrument Number 200707030000898, in the said Register's Office. Patricia continued to pay taxes on the property until 12 years ago. It is recommended to serve the heirs of Patricia as well to cover all bases. **SERVE: HEIRS OF PATRICIA WILLIAMS: Tom Conaway, Andy Conaway and David Williams.**
3. This Tax ID is merely a portion of this legal description, and a survey would be required to ascertain the exact dimensions of the parcel.
4. Subject to any and all probate concerns including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,577.84
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $1,331.69

TAX ID: 124IE-018 **TAX SALE:** 25
TRUSTEE FILE: 689
OWNER(S) & ADDRESS(ES):
Charles F. Witt
6555 Chapman Highway, Knoxville, TN 37920
PO Box 20697, Knoxville, TN 37940
COMMON DESCRIPTION:
6555 Chapman Highway, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in Civil District No. Nine (9) of Knox County, Tennessee, and within the 27th Ward of the City of Knoxville, Tennessee (having previously been annexed), being more particularly described and bounded as follows:

BEGINNING at an iron pin at the Southwest corner to Chapman highway and Ellis Road, said point of BEGINNING marking the point of intersection of the Southern line of Chapman Highway with the Western line of Ellis Road; thence, following the curved Southern line of Chapman Highway a chord call and distance of North 78 deg. 08 min. West, 188.32 feet to a right-of-way marker; thence, South 6 deg. 52 min. 30 sec. West, along the Eastern line of the property belonging to Lee C. Monday heirs, 177.61 feet to an iron pin in the Northern line of Jackie Lane; thence, with said line of said lane, North 67 deg. 30 min. East, 71 feet to an iron pin; thence, North 74 deg. 23 min. East, continuing along the Northern line of Jackie Lane, 147.35 feet to an iron pin in the Western line of Ellis Road; thence, with the said line of said Road, North 1 deg. 35 min. West, 70.8 feet to an iron pin, the place of BEGINNING, as shown by survey of A. B. Thompson, Surveyor, Knoxville, Tennessee, bearing date May 19, 1969.

BEING the same property conveyed to Charles F. Witt, an unmarried man, by Warranty Deed dated August 6, 2021, from Robert S. Greene, a married man, and recorded on August 19, 2021 as Instrument Number 202108190014598, 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, an unmarried man, by Warranty Deed dated August 6, 2021, from Robert S. Greene, a married man, and recorded on August 19, 2021 as Instrument Number 202108190014598, in the Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust from Charles F. Witt, to David Reynolds, Trustee for the benefit of Peoples Bank of the South, dated August 6, 2021, in the original amount of $286,714.36, and recorded on August 19, 2021 as Instrument Number 202108190014599, in the Register's Office for Knox County, Tennessee. Said Deed of Trust is accompanied by Assignment of Leases and Rents, recorded as Instrument Number 202108190014600, in the Register's Office for Knox County, Tennessee. **SERVE REGISTERED AGENT AND TRUSTEE: David Reynolds, 106 W. Central Avenue, La Follette, TN 37766.**

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to a survey being recommended due to no map of record.
3. Subject to any matters set forth in survey by A.B. Thompson, Surveyor, dated May 19, 1969.
4. Subject to the property being commercial and any unrecorded leases and rents of any tenants in possession.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $19,160.06
TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $20,822.02

TAX ID: 125-064 **TAX SALE:** 25
TRUSTEE FILE: 690
OWNER(S) & ADDRESS(ES):
Daniel W. Wyrick
644 Kimberlin Heights Road, Knoxville, TN 37920
COMMON DESCRIPTION:
644 Kimberlin Heights Road, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in District No. 9 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 South right of way line of Kimberlin Heights Road corner to New Hopewell Baptist Church, said iron pin being distant 400 feet, more or less, from where the South right of way line of Kimberlin Heights Road intersects with the Northwest right of way line of Rollen Road; thence from said beginning point and with the South right of way line of Kimberlin Heights Road, North 56 deg. 27 min. East, 90 feet to an iron pin, corner to Gentry; thence with line of Gentry, South 28 deg. 45 min. East 125 feet to an iron pin; thence continuing with said line, South 56 deg. 27 min. West, 90 feet to an iron pin in the line of New Hopewell Baptist Church; thence with the line of New Hopewell Baptist Church and along a fence; North 28 deg. 45 min. West, 125 feet to an iron pin, the place of BEGINNING; and being according to the survey of Joe Ausmus Pate, Surveyor, dated October 17, 1980; this property is improved and bears the street address of Kimberlin Heights Road, Knoxville, Tennessee, this property is identified by CLT #125-064.

BEING the same property conveyed to Daniel W. Wyrick by Quit Claim Deed dated April 26, 2003, from Tena R. Wyrick, recorded as Instrument Number 200305050100221, 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 Daniel W. Wyrick by Quit Claim Deed dated April 26, 2003, from Tena R. Wyrick, recorded as Instrument Number 200305050100221, in the Register's Office for Knox County, Tennessee.
INTERESTED PERSONS (ENCUMBRANCES):

Judgement Lien in favor of Lendmark Financial Services, LLC against Daniel Wyrick, in the original amount of $2,727.76, not including penalties and interest, if applicable, and recorded on May 25, 2022 as Instrument Number 202205250089246, in the Register's Office for Knox County, Tennessee. **SERVE: Lendmark Financial Services, LLC Registered Agent: C T Corporation System, 300 Montvue Road, Knoxville, TN 37919-5546.**

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to a possible Judgement lien dated April 5, 2023, University Health Systems against Danny Wyrick, with an address of 7710 Munsey Road, Corryton, TN 37721, as Instrument Number 202305260063488, in the Register's Office for Knox County, Tennessee. More information is needed to verify Danny Wyrick is one and the same person as Daniel Wyrick.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,726.26

TAX ID: 125-188 **TAX SALE:** 25
TRUSTEE FILE: 691
OWNER(S) & ADDRESS(ES):
Bill Myers and Rose Myers being one in the same as Rosa Lundy Myers (both deceased)
Known heirs of Bill Myers: Jerry Lynn Myers (deceased), Troy Myers, Ruby Tipton, Mary Stalcup; Mayford Myers (deceased), Bruce Myers (deceased), Billy Joe Myers (deceased) and Barbara Myers (deceased)
Known heirs of Mayford Myers: Reba Myers, George Myers and Michael Myers
Known heirs of Bruce Myers: James Myers, Lloyd Myers, Billy Myers, Bobby Myers, Teresa Hancock (deceased) and Tammy Luttrell (deceased)
Known heirs of Billy Joe Myers: Ruby Myers and 3 daughters: Becky, Sandy and Edna (unknown last names)
Knowns heirs of Barbara Myers: siblings, all listed above
Known heirs of Tammy Luttrell: sons, Brad Luttrell, Brian Luttrell and Brandon Luttrell
Unknown heirs of Jerry Lynn Myers
Unknown heirs of Teresa Hancock
701 Hackberry Street, Loudon, TN 37774
0 Lundy Road, Knoxville, TN 37920
COMMON DESCRIPTION:
0 Lundy Road, Knoxville, TN 37920
2 acres, more or less
LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at a point in the center of Deaderick Road and running North 34 deg. 35 min. West from an I.P. on the S. bank of said road in the Old Deaderick and Metcalf line and running South 34 deg. 35 min. East, 530 feet to an I.P. in the N. side of the Lundy Road; thence, with the meanders of said road, a distance of 575 feet to an I.P. corner to Bill Meyers and Rose Toliver; thence, with their line, North 70 deg. 45 min. West, 335 feet to an I.P. formerly a Hickory; thence, North 52 deg. West, 568 feet to the center of Deaderick Road; thence, South 42 deg. West, 8.5 feet to the BEGINNING, containing 2 acres, more or less.

BEING the same property conveyed to Bill Myers and wife, Rose Myers, from P.E. Irwin and wife, Nora Irwin, by Warranty Deed dated July 15, 1946, and recorded on February 14, 1950 in Warranty Deed Book 823, page 357, 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 Bill Myers and wife, Rose Myers, from P.E. Irwin and wife, Nora Irwin, by Warranty Deed dated July 15, 1946, and recorded on February 14, 1950 in Warranty Deed Book 823, page 357, 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:

Rose Myers being one in the same person as Rosa Lundy Myers died on or about July 26, 1990, being married to Bill Myers at the time of her death, with there being no intervening divorce or separation between them. Bill Myers died intestate on or about December 2, 1996 and per his obituary, he was survived by children: Mayford Myers, Bruce Myers, Billy Joe Myers, Troy Myers, Barbara Myers, Ruby Tipton and Mary Stalcup. His estate was not found probated in Knox County, Tennessee. He was also predeceased by son, Jerry Lynn Myers, who died on or about November 10, 1974 at the age of 25, unknown heirs but likely siblings, as no obituary found. Mayford Myers died on or about June 22, 2003, being survived by wife, Reba Myers, and sons, George Myers and Michael Myers, according to his obituary (he was not found probated in Knox County, TN). Bruce Myers died on or about August 16, 1999, being survived by children: James Myers, Lloyd Myers, Billy Myers, Bobby Myers, Teresa Hancock, and Tammy Luttrell (he was not found probated in Knox County, TN). Tammy Luttrell died on or about September 5, 2023 and per her obituary, survived by sons: Brad Luttrell, Brian Luttrell and Brandon Luttrell. Teresa Hancock predeceased Tammy Luttrell but date of death cannot be determined, nor her heirs. Billy Joe Myers died on or about April 13, 1999, being survived by wife, Ruby Myers, and 3 daughters: Becky, Sandy and Edna (last names unknown), according to his obituary (he was not found probated in Knox County, TN). Barbara Myers died on or about September 23, 2008, and according to her obituary, survived by siblings: Mary Stalcup, Troy Myers and Ruby Tipton.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to any and all probate concerns, including but not limited to TennCare as to deceased owner, and all deceased heirs.
3. Subject to a survey being highly recommended.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,984.90

TAX ID: 125-189 **TAX SALE:** 25
TRUSTEE FILE: 692
OWNER(S) & ADDRESS(ES):
Bill Myers (deceased)
Known heirs of Bill Myers: Jerry Lynn Myers (deceased), Troy Myers, Ruby Tipton, Mary Stalcup; Mayford Myers (deceased), Bruce Myers (deceased), Billy Joe Myers (deceased) and Barbara Myers (deceased)
Known heirs of Mayford Myers: Reba Myers, George Myers and Michael Myers
Known heirs of Bruce Myers: James Myers, Lloyd Myers, Billy Myers, Bobby Myers, Teresa Hancock (deceased) and Tammy Luttrell (deceased)
Known heirs of Billy Joe Myers: Ruby Myers and 3 daughters: Becky, Sandy and Edna (unknown last names)
Knowns heirs of Barbara Myers: siblings, all listed above
Known heirs of Tammy Luttrell: sons, Brad Luttrell, Brian Luttrell and Brandon Luttrell
Unknown heirs of Jerry Lynn Myers
Unknown heirs of Teresa Hancock
1340 Deaderick Road, Knoxville, TN 37920
701 Hackberry Street, Loudon, TN 37774
COMMON DESCRIPTION:
1340 Deaderick Road, Knoxville, TN 37920
LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) (formerly 17) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being situated on the S. E. side of and adjoining the Deaderick Road and;

BEGINNING at an iron pin corner to Burnett and Myers and running South 54 deg. 35 min. East, 135 feet to an iron pin near a small building and corner to Burnett and Myers; thence, with Burnett's line, South 61 deg. 00 min. West, 100 feet to an iron pin; thence, North 34 deg. 35 min. West, 135 feet to an iron pin; thence, along the said Deaderick Road, North 57 deg. 00 min. East, 100 feet to the BEGINNING, containing 0.57 acres, more or less.

BEING the same property conveyed to Bill Myers by Warranty Deed dated May 5, 1949, from Lynn Burnett and wife, Cora Burnett, and recorded on February 14, 1950 in Book 823, page 347, 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 Bill Myers by Warranty Deed dated May 5, 1949, from Lynn Burnett and wife, Cora Burnett, and recorded on February 14, 1950 in Book 823, page 347, 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:

Bill Myers died intestate on or about December 2, 1996 and per his obituary, he was predeceased by wife, Rose Myers, being one in the same person as Rosa Lundy Myers, and survived by children: Mayford Myers, Bruce Myers, Billy Joe Myers, Troy Myers, Barbara Myers, Ruby Tipton and Mary Stalcup. His estate was not found probated in Knox County, Tennessee. He was also predeceased by son, Jerry Lynn Myers, who died on or about November 10, 1974 at the age of 25, unknown heirs but likely siblings, as no obituary found. Mayford Myers died on or about June 22, 2003, being survived by wife, Reba Myers, and sons, George Myers and Michael Myers, according to his obituary (he was not found probated in Knox County, TN). Bruce Myers died on or about August 16, 1999, being survived by children: James Myers, Lloyd Myers, Billy Myers, Bobby Myers, Teresa Hancock, and Tammy Luttrell (he was not found probated in Knox County, TN). Tammy Luttrell died on or about September 5, 2023 and per her obituary, survived by sons: Brad Luttrell, Brian Luttrell and Brandon Luttrell. Teresa Hancock predeceased Tammy Luttrell but date of death cannot be determined, nor her heirs. Billy Joe Myers died on or about April 13, 1999, being survived by wife, Ruby Myers, and 3 daughters: Becky, Sandy and Edna (last names unknown), according to his obituary (he was not found probated in Knox County, TN). Barbara Myers died on or about September 23, 2008, and according to her obituary, survived by siblings: Mary Stalcup, Troy Myers and Ruby Tipton.

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, setbacks, and matters shown of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to heir, James Myers being one in the same person as on Judgement dated June 20, 2018, Capital One Bank (USA) N.A. against James L. Myers, recorded on November 26, 2018, as Instrument Number 201811260032386, in the Register's Office for Knox County, TN. More information is needed to determine if one in the same person.
3. Subject to a survey being highly recommended as there is no recorded map of record and a very dated legal description.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,864.16

TAX ID: 125-227 **TAX SALE:** 25

TRUSTEE FILE: 693

OWNER(S) & ADDRESS(ES):

Gurney Tullock and Willie Tullock (both deceased)
Heir: Stephen Tullock
1306 E. Hendron Chapel Road, Knoxville, TN 37920

COMMON DESCRIPTION:

1306 E. Hendron Chapel Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

Tax ID# 125-227

This property appears to possibly be vested in the Tullocks by the Doctrine of Adverse Possession, as there is no deed or legal description on the property.

DERIVATION:

NONE

INTERESTED PERSONS (ENCUMBRANCES): NONE

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

Gurney Tullock died on or about December 23, 1999, being married to Willie Tullock at the time of his death, with there being no intervening divorce or separation between them. Willie Tullock died intestate on or about December 3, 2000, being an un-remarried widow at the time of her death. According to her obituary, she is survived by son, Stephen Tullock and the Estate of Willie Tullock was probated in Docket #58341-2, in the Chancery Court for Knox County, Tennessee, Probate Division, naming sole heir as Stephen Tullock.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. **Property appears to possibly be vested in the Tullocks by the Doctrine of Adverse Possession as no deed nor legal description can be found for this property. When Willie Mae Tullock died, her son Stephen inherited her interest in everything. Stephen Tullock has made tax payments up until 2019. It is suggested that notice also be provided to the adjacent landowners, since there is no accurate way to describe the property and adjacent landowners could possibly hold an interest, as no legal description can be ascertained.** **SERVE: Dereck A. Sinclair and Kinsey Sinclair – 1310 E. Hendron Chapel Road, Knoxville, TN 37920. SERVE: Cynthia Ann Helton, 1302 E. Hendron Chapel Road, Knoxville, TN 37920.**

3. Subject to a survey being required. The deed referenced in the tax card does not belong to this property. It appears to belong to 208 E. Hendron Chapel (Tax ID#: 138HA-017), which has conveyed out many times throughout the years.

4. Subject to any and all probate concerns, including but not limited to TennCare.

5. Subject to Stephen Tullock being one in the same person as Stephen Tullock on Judgment Lien dated April 20, 2022 in favor of LVNV Funding LLC, and recorded on July 10, 2022 as Instrument Number 202207180003957, in the Register's Office for Knox County, TN. More information is needed to determine if one in the same person.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,557.06

TAX ID: 132-094 **TAX SALE:** 25

TRUSTEE FILE: 703

OWNER(S) & ADDRESS(ES):

Cardinal Enterprises, LLC, a Tennessee limited liability company formerly known as Cardinal Enterprises Inc., a Tennessee Corporation (dissolved)
Apollo Investment Properties, LLC, a Tennessee limited liability company (dissolved)
Successors in Interest to Cardinal Enterprises, LLC
Successors in Interest to Apollo Investment Properties, LLC
800 Coleville Way, Knoxville, TN 37923
505 South Gay Street, Suite 1220, Knoxville, TN 37920 (Cardinal)
810 W. Clinch Avenue, Knoxville, TN 37902 (Apollo)

COMMON DESCRIPTION:

800 Coleville Way, Knoxville, TN 37923

LEGAL DESCRIPTION:

DISCLAIMER: this Tax ID is merely a portion of the below legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin marking the intersection of the Eastern right-of-way of Ebenezer Road as acquired by Knox County in Deed Book 2102, page 1123, and the Southern right-of-way of Olde Colony Trail; thence, leaving said point of BEGINNING and with the right-of-way of Olde Colony Trail and the Southeast boundary of Unit 8 of the Colonies, North 55 deg. 41 min. 09 sec. East, for a total distance of 741. 42 feet to an iron pin; thence, continuing with the boundary of Unit 8, The Colonies and then Unit 7 of the same, South 12 deg. 03 min. 51 sec. East, 528.66 feet to an iron pin in the boundary of the property of James Wardley, Trustee as set forth in Deed Book 2108, page 97; thence, along said boundary, South 59 deg. 03 min. 59 sec West, 547.09 feet to an iron pin in the Eastern right-of-way of Ebenezer Road as acquired by Knox County in Deed Book 2102, page 1123; thence, along said right-of-way, North 38 deg. 35 min. 45 sec. West, 307.00 feet to an iron pin; thence, North 23 deg. 52 min. 10 sec. West, 153.44 feet to an iron pin at the intersection of said right-of-way and the Southern right-of-way of Olde Colony Trail, the place of BEGINNING; according to survey of Sizemore Lynch, Surveyors, Knoxville, Tennessee, dated January 8, 1996, containing approximately 7.168 acres, more or less.

CONVEYANCE IS HEREBY MADE LESS AND EXCEPT those certain properties conveyed out that are listed in Master Deed and Declaration of Covenants, Conditions, and Restrictions for Olde Colony Village, recorded in Warranty Deed Book 2304, page 340; Amended in Warranty Deed Book 2315, page 573; as Instrument Number 200110180030534; further Amended as Instrument Number 200110250032440; Instrument Number 200110250032505; Instrument Number 200112100046679; Instrument Number 200112270052036; Instrument Number 200205090092945; and Instrument Number 200207030001413, all in the Register's Office for Knox County, Tennessee.

BEING PART OF the same property conveyed to Cardinal Enterprises, Inc., a Tennessee corporation by Warranty Deed dated January 11, 1996, from William Mike Conley and Kay Ellen Hendrickson, Executrix and Kay Ellen Hendrickson, Individually and as the Residuary Beneficiary Under the Last Will and Testament of Terry L. Hendrickson, deceased, and recorded on January 17, 1996 in Warranty Deed Book 2200, page 728, in the Register's Office for Knox County, Tennessee. ALSO BEING PART OF the same property conveyed to Apollo Investment Properties, LLC, a Tennessee limited liability company, from Cardinal Enterprises, Inc., a Tennessee corporation, by Quit Claim Deed dated December 14, 2009, and recorded on December 16, 2009 as Instrument Number 200912160041189, 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 Cardinal Enterprises, Inc., a Tennessee corporation by Warranty Deed dated January 11, 1996, from William Mike Conley and Kay Ellen Hendrickson, Executrix and Kay Ellen Hendrickson, Individually and as the Residuary Beneficiary Under the Last Will and Testament of Terry L. Hendrickson, deceased, and recorded on January 17, 1996 in Warranty Deed Book 2200, page 728, in the Register's Office for Knox County, Tennessee. ALSO BEING PART OF the same property conveyed to Apollo Investment Properties, LLC, a Tennessee limited liability company, from Cardinal Enterprises, Inc., a Tennessee corporation, by Quit Claim Deed dated December 14, 2009, and recorded on December 16, 2009 as Instrument Number 200912160041189, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of State Tax Lien in favor of the State of Tennessee, Dept. of Revenue, dated February 22, 2021, against Cardinal Enterprises, LLC, and recorded on March 1, 2021 as Instrument Number 202103010070082, in the Register's Office for Knox County, Tennessee. **SERVE: State of Tennessee, Dept. of Revenue, 500 Deaderick Street, Nashville, TN 37242.**

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, setbacks, and matters shown by plat of record in Plat Cabinet O, Slide 302-D, in the Register's Office for Knox County, Tennessee.

2. Subject to the Tax ID being merely a portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

3. It appears that the intent was to convey the common elements of the Olde Colony Village, to Apollo Investment Properties, LLC, as described in Quit Claim Deed dated December 14, 2009, and recorded on December 16, 2009 as Instrument Number 200912160041189, in the Register's Office for Knox County, Tennessee, however, deed was not prepared correctly.

4. Subject to Cardinal Enterprises, LLC; Cardinal Enterprises, Inc.; and Apollo Investment Properties, LLC all being inactive with the State of Tennessee Secretary of State. Additional information is needed to determine the successors in interest to both LLCs.

5. Subject to the Master Deed and Declaration of Covenants, Conditions, and Restrictions for Olde Colony Village, recorded in Warranty Deed Book 2304, page 340; Amended in Warranty Deed Book 2315, page 573; as Instrument Number 200110180030534; further Amended as Instrument Number 200110250032440; Instrument Number 200110250032505; Instrument Number 200112100046679; Instrument Number 200112270052036; Instrument Number 200205090092945; and Instrument Number 200207030001413, all in the Register's Office for Knox County, Tennessee.

6. Subject to the 15-foot Sanitary Sewer Easement, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

7. Subject to Utility and Drainage Easements, 10 feet along all lot lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $5,417.09

TAX ID: 132-099 **TAX SALE:** 25

TRUSTEE FILE: 704

OWNER(S) & ADDRESS(ES):

William A. Roach and Richard A. Sedgley, Co- Trustees of the John W. Testerman, Sr. Revocable Living Trust, dated September 28, 2016
0 Westland Drive, Knoxville, TN 37923
320 Cheshire Drive, Knoxville, TN 37919

COMMON DESCRIPTION:

0 Westland Drive, Knoxville, TN 37923

LEGAL DESCRIPTION:

SITUATED in the Sixth (6th) Civil District of Knox County, Tennessee, and lying without the corporate limits of the City of Knoxville, Tennessee, and being all of that property currently identified on Tax Map 132, as Tax Parcel 099 and being a certain remnant parcel of property containing 1.10 acres, more or less, and being bounded by the following: the Northern right-of-way line of Westland Drive along the Southern boundary of the subject property; that certain parcel of property now or formerly belonging to Pips Land Company LP (Tax Map 132, Tax Parcel 098.01; Ref. Inst. No. 200011170034534) on the Western boundary of the subject property; the right-of-way of the Norfolk Southern Railway along the Northern boundary line and property now or formerly belonging to Cathy F. Brown and Jane M. Holt (Tax Map 132, Tax Parcel 100.02; Inst. No. 201205150064445) is situated on the Eastern boundary of said property.

BEING the same property conveyed to William A. Roach and Richard A. Sedgley, as Co-Trustees of the John W. Testerman, Sr. Revocable Living Trust dated September 28, 2016 by Quit Claim Deed dated September 29, 2022, from Bryan E. Testerman, Jr., Executor of the Estate of Bryan E. Testerman, and William A. Roach, Co-personal Representative of the Last Will and Testament of John W. Testerman, Sr., and as Successor Co- Trustee of the John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust dated September 28, 2016 as identified in the Last Will and Testament of John W. Testerman, Sr.; and Richard A. Sedgley, Co-Personal Representative of the Last Will and Testament of John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust Agreement dated September 28, 2016, as identified in the Last Will and Testament of John W. Testerman, Sr., said Bryan E. Testerman and John W. Testerman, Sr., being the sole shareholders of Testerman Construction Company, Inc., and recorded on October 4, 2022 as Instrument Number 202210040021223, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Certification of Trust for The John W. Testerman, Sr., Revocable Living Trust recorded on October 21, 2022 as Instrument Number 202210210024610, 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 William A. Roach and Richard A. Sedgley, as Co-Trustees of the John W. Testerman, Sr. Revocable Living Trust dated September 28, 2016 by Quit Claim Deed dated September 29, 2022, from Bryan E. Testerman, Jr., Executor of the Estate of Bryan E. Testerman, and William A. Roach, Co-personal Representative of the Last Will and Testament of John W. Testerman, Sr., and as Successor Co- Trustee of the John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust dated September 28, 2016 as identified in the Last Will and Testament of John W. Testerman, Sr.; and Richard A. Sedgley, Co-Personal Representative of the Last Will and Testament of John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust Agreement dated September 28, 2016, as identified in the Last Will and Testament of John W. Testerman, Sr., said Bryan E. Testerman and John W. Testerman, Sr., being the sole shareholders of Testerman Construction Company, Inc., and recorded on October 4, 2022 as Instrument Number 202210040021223, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Certification of Trust for The John W. Testerman, Sr., Revocable Living Trust recorded on October 21, 2022 as Instrument Number 202210210024610, 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:

John Wesley Testerman, Sr., died testate on or about August 13, 2020 and was probated in Docket #:P-20-836751, 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 restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to terms of the John W. Testerman Revocable Living Trust, dated September 28, 2016, and any amendments thereto. Certification of Trust recorded as Instrument Number 202210210024610, in the Register's Office for Knox County, Tennessee.

3. Subject to a survey being highly recommended as there is no recorded plat and no metes and bounds description.

4. Subject to restrictions of record set forth in Warranty Deed Book 1647, page 873, in the Register's Office for Knox County, Tennessee.

5. Subject to the railroad right-of-way of Norfolk Southern Railway, as shown by KGIS tax map.

6. Subject to the right-of-way of all State and County Roads.

7. Subject to the Easement to Postal Telegraph Company, recorded in TB318, page 501, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,769.01

TAX ID: 132EP-069 **TAX SALE:** 25

TRUSTEE FILE: 705

OWNER(S) & ADDRESS(ES):

S & E Properties, LLC
Serve: Registered Agent: Richard A. Sedgley, 2923 Sutherland Ave., Knoxville, TN 37919
0 Mountain Pass Lane, Knoxville, TN 37923
405 Montbrook Lane, Knoxville, TN 37919

COMMON DESCRIPTION:

0 Mountain Pass Lane, Knoxville, TN 37923
The Preserve at Gleason Common Areas

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being all of the common elements, of The Preserve at Gleason, formerly Unit 10-Echo Valley S/D, as shown by maps of same of record as Instrument Numbers 200204220087208, 200204220087209, 200204220087210 and 200204220087211, all 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 & E Properties, LLC by Correction Warranty Deed dated August 13, 2001, from Harry Stephen Avery, and recorded on August 13, 2001 as Instrument Number 200108210014030, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed recorded on December 7, 2000 as Instrument Number 200012070038851, 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 & E Properties, LLC by Correction Warranty Deed dated August 13, 2001, from Harry Stephen Avery, and recorded on August 13, 2001 as Instrument Number 200108210014030, in the Register's Office for Knox County, Tennessee. Specific reference is hereby made to Warranty Deed recorded on December 7, 2000 as Instrument Number 200012070038851, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record as Instrument Number 200204220087208; and other maps recorded as Instrument Number 200204220089209; Instrument Number 200204220087210; and Instrument Number 200204220087211; and parent plat recorded in Map Book 22, page 47, in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions set forth as Instrument Number 200205140094177; Amended as Instrument Number 200209260026411 and Instrument Number 200303110080385, in the Register's Office for Knox County, Tennessee.

3. Subject to Utility and Drainage Easements, 10 feet inside all exterior lot lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

4. Subject to setback lines as follows: 20-foot front; 15-foot rear; 5-foot side; and 35-foot peripheral, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

5. Subject to HOA assessments and dues imposed by HOA, if applicable.

6. Subject to this property appearing to be intended to be conveyed to the HOA, however, it has not. If the HOA is not active, all lot owners in the subdivision would need to be served notice to pay their pro-rata share of the tax payments. It has not been determined if the HOA is active at this time.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,175.79

TAX ID: 133-087 **TAX SALE:** 25

TRUSTEE FILE: 706

OWNER(S) & ADDRESS(ES):

Charles J. Hilton and Bobbie June Hilton (both deceased)
Devisee: Charles Robert Hilton
1700 Wrights Ferry Road, Knoxville, TN 37919
1708 Wrights Ferry Road, Knoxville, TN 37919

COMMON DESCRIPTION:

1700 Wrights Ferry Road, Knoxville, TN 37919

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) (formerly 11) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the Southwest corner of Wrights Ferry Road and a graded County Road, in Johnson's line thence, Northeast along said Road and Johnson's line, 368 feet to an iron pin corner Johnson and Hale, thence, Southeast 88.5 feet to an iron pin corner Hale and Helsley; thence, Southwest 369 feet to an iron pin in Wrights Ferry Road; thence, North 122 feet to the point of BEGINNING, containing 0.91 acres more or less.

BEING the same property conveyed to Charles J. Hilton and wife, Bobbie June Hilton by Warranty Deed dated December 16, 1977, from Alvin P. Russell and wife, Anna Myrtle Russell, and recorded on December 19, 1977 in Warranty Deed Book 1630, page 398, 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:

B**EING the same property conveyed t**o Charles J. Hilton and wife, Bobbie June Hilton by Warranty Deed dated December 16, 1977, from Alvin P. Russell and wife, Anna Myrtle Russell, and recorded on December 19, 1977 in

Warranty Deed Book 1630, page 398, in the Register's Office for Knox County, Tennessee.

INTERES**TED PERSONS (ENCUMBRANCES):**

Notice of Federal Tax Lien against (devisee) Charles R. Hilton, in the original amount of $57,029.36, not including penalties and interest, if applicable, and recorded on May 29, 2015 as Instrument Number 201505290065028, in the Register's Office for Knox County, Tennessee. SERVE: U.S. Department of the Treasury, Internal Revenue Service, 1111 Constitution Ave., NW, Washington, DC 20224.

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

Bobbie June Hilton died on or about December 16, 1999, being married to Charles J. Hilton at the time of her death, with there being no intervening divorce or separation between them prior to her death. Charles J. Hilton died testate on or about October 21, 2003, being an unmarried wi**dower at the tim**e **of his death. The Last Will and Testament of Charles J. Hilton** is filed **in Will Book 150, page 185,** and probated in Docket #: 61975-3, in the Chancery Court for Knox County, Tennessee, Probate Division. According to his Will, property is to be devised to son, Charles "Robert" Hilton.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions set forth in Warranty Deed Book 1630, page 398, in the Register's Office for Knox County, Tennessee.

3. Subject to driveway en**croachment from adjacent property, 1708 Wrights Ferry Road (currently owned by Charles and Bobbie Hilton- devisee, Jacky** W. H**ilton),** with no Access or **Maintena**nce **Agreement found of record.**

4. **Subject to a survey being highly recommended due to a poor, vague legal description, and no map of record.**

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,504.73

TAX ID: 133IH-048 TAX SALE: 25

TRUSTEE FILE: 708

OWNER(S) & ADDRESS(ES):

Charles E. Varnell (deceased)
Devisee: Jill E. Varnell
0 Meadowfield Drive, Knoxville, Tennessee 37923
1339 Morrell Road, Knoxville, TN 37919

COMMON DESCRIPTION:

0 Meadowfield Drive, Knoxville, TN 37923

LEGAL DESCRIPTION:

SITUATED in the Sixth District of Knox County, Tennessee without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Detention Pond No. 2 (containing 6,371 square feet) as shown on the Final Plat of Westland meadows Subdivision, Unit I, of record in Plat Cabinet N, Slide 263A, 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 Charles E. Varnell, Single by Warranty Deed dated July 31, 1992, from Donna R. Davis, single, recorded in WB 2079 page 520, 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 E. Varnell, Single by Warranty Deed dated July 31, 1992, from Donna R. Davis, single, recorded in WB 2079 page 520, 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:

Charles E. Varnell, died on or about July 5, 2010, and is probated as Docket No. 70221-2, in the Chancery Court for Knox County, Tennessee. Per said Estate, he Devised this property to his daughter, Jill D. Varnell.

He was also survived by daughter, Cindy Prewitt. He was preceded in death by his daughter, Robin Varnell and sons, Tracy and Allen Varnell.

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, setbacks, and matters shown by plat of record in Plat Cabinet N, Slide 263-A, in the Register's Office for Knox County, Tennessee.

2. Subject to Restrictions of record in Deed Book 2182, Page 456 and as Amended in Deed Book 2276, page 136, in the Register's Office for Knox County, Tennessee.

3. Subject to a 7.5-foot utility and drainage easement each side of all other lot lines, as shown by plat of record in Plat Cabinet N, Slide 263-A, in the Register's Office for Knox County, Tennessee.

4. Subject to utility and drainage easements of 10 feet inside exterior subdivision boundaries and adjacent to all roads and 5 foot each side of all other lines as shown by plat of record in Plat Cabinet N, Slide 263-A, in the Register's Office for Knox County, Tennessee.

5. The subject property is designated as a detention pond, as shown by plat of record in Plat Cabinet N, Slide 263-A, in the Register's Office for Knox County, Tennessee.

6. Subject to any and all probate concerns regarding deceased owners and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,559.26

TAX ID: 133IH-049 **TAX SALE:** 25

TRUSTEE FILE: 709

OWNER(S) & ADDRESS(ES):

Charles E. Varnell (deceased)
Devisee: Jill E. Varnell
0 Meadowfield Drive, Knoxville, Tennessee 37923
1339 Morrell Road, Knoxville, TN 37919

COMMON DESCRIPTION:

0 Meadowfield Drive, Knoxville, Tennessee 37923

LEGAL DESCRIPTION:

SITUATED in the 6th Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Detention Pond No. 1 (containing 4,842 square feet) as shown on the Final Plat of Westland Meadows Subdivision-Unit I, of record in Plat Cabinet N, Slide 263A in the Register's Office for Knox County, Tennessee, to which specific reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Charles E. Varnell in Warranty Deed from Kenneth Johnson and wife, Patricia A. Johnson and David E. Hatfield and wife, Barbara Hatfield, dated June 18, 1992 and recorded July 8, 1992 in Deed Book 2077, page 515 in the Register's Office for Knox County, Tennessee AND in Warranty Deed from Donna R. Davis to Charles E. Varnell dated July 31, 1992 and recorded July 31, 1992 in Book 2079, page 520 in the aforesaid Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Knox County Register's Office, and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

DERIVATION:

BEING PART OF the same property conveyed to Charles E. Varnell in Warranty Deed from Kenneth Johnson and wife, Patricia A. Johnson and David E. Hatfield and wife, Barbara Hatfield, dated June 18, 1992 and recorded July 8, 1992 in Deed Book 2077, page 515 in the Register's Office for Knox County, Tennessee AND in Warranty Deed from Donna R. Davis to Charles E. Varnell dated July 31, 1992 and recorded July 31, 1992 in Book 2079, page 520 in the aforesaid Register's Office.

INTERESTED PERSONS (ENCUMBRANCES): NONE

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

Charles E. Varnell, died on or about July 5, 2010, and is probated as Docket No. 70221-2, in the Chancery Court for Knox County, Tennessee. Per said Estate, he Devised the property to his daughter, Jill D. Varnell.

He is also survived by daughter, Cindy Prewitt. He was preceded in death by his daughter, Robin Varnell and sons, Tracy and Allen Varnell.

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, setbacks, and matters shown by plat of record in Plat Cabinet N, Slide 263-A, in the Register's Office for Knox County, Tennessee.

2. Subject to Restrictions of record in Deed Book 2182, Page 456 and as Amended in Deed Book 2276, page 136, in the Register's Office for Knox County, Tennessee.

3. Subject to a 7.5-foot utility and drainage easement each side of all other lot lines, as shown by plat of record in Plat Cabinet N, Slide 263-A, in the Register's Office for Knox County, Tennessee.

4. Subject to utility and drainage easements of 10 feet inside exterior subdivision boundaries and adjacent to all roads and 5 foot each side of all other lines as shown by plat of record in Plat Cabinet N, Slide 263-A, in the Register's Office for Knox County, Tennessee.

5. The subject property is designated as a detention pond, as shown by plat of record in Plat Cabinet N, Slide 263-A, in the Register's Office for Knox County, Tennessee.

6. Subject to any and all probate concerns regarding deceased owners and any heirs, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,559.26

TAX ID: 135CA-026 **TAX SALE:** 25

TRUSTEE FILE: 717

OWNER(S) & ADDRESS(ES):

Charles F. Witt, single
2510 Shaler Lane, Knoxville, TN 37920
634 Baker Street, Seymour, TN 37865

COMMON DESCRIPTION:

2510 Shaler Lane, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District Nine (9) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 23, Gibson Terrace Subdivision, as shown by map of same of record in Plat Cabinet B, Slide 140C, formerly Map Book 15, page 113, 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 Charles F. Witt, single, from Terry E. Pickell by Warranty Deed dated May 15, 1999, and filed of record in Book 2327, Page 307, 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 Charles F. Witt, single, from Terry E. Pickell by Warranty Deed dated May 15, 1999, and filed of record in Book 2327, Page 307, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust dated January 26, 1994, from Charles F. Witt and Terry E. Pickell, to John R. Chilton, Trustee for the benefit of Anderson County Bank*, in the original amount of $50,000.00, recorded in Book 2857, Page 199, in the Register's Office for Knox County, Tennessee. *Regions Bank is the successor by merger to Anderson County Bank. **SERVE: Regions Bank, Registered Agent: Corporation Service Company, 2908 Poston Avenue, Nashville, TN 37203. Unable to determine an address for Trustee.**

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, setbacks, and matters shown by plat of record in Plat Cabinet B, Slide 140-C, formerly Map Book 15, Page 113, in the Register's Office for Knox County, Tennessee.

2. Subject to restrictions of record in Book 714, page 281, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,006.15

TAX ID: 135CE-019 **TAX SALE:** 25

TRUSTEE FILE: 719

OWNER(S) & ADDRESS(ES):

James D. Elmore and wife, Margie C. Elmore (deceased)
5407 Bland Lane, Knoxville, TN 37920
5415 Bland Lane, Knoxville, TN 37920

COMMON DESCRIPTION:

5415 Bland Lane, Knoxville, TN 37920

LEGAL DESCRIPTION:

TRACT ONE:

SITUATED in District Nine (9) of Knox County, Tennessee, and being all of Lot 31B in Bays Mountain Subdivision, bounded on the front by 90 foot real line of Lot 31 in Mt. Olive Homes, Inc., subdivision, and extending back between parallel lines 100 feet to Southern Railroad, see survey of J.H. Logan, Jr., dated 2/25/52, in Map Book 17, Page 41. Buyer acknowledges that the Southern Railroad has an easement on this property.

BEING the same property conveyed to James Elmore from Mount Olive Homes, Inc. by Warranty Deed dated April 3, 1986, and filed of record in Book 1894, Page 64, in the Register's Office for Knox County, Tennessee.

TRACT TWO:

SITUATED in District Nine (9) of Knox County, Tennessee, and being all of a parcel of land measuring 20 feet by 66 feet between Lots 32 and 32B of Mount Olive Homes Addition, Sold subject to any right of way that Southern Railway has. The above description being the same as the previous deed of record; no boundary survey having been obtained at the time of this conveyance.

BEING the same property conveyed to James Elmore and wife, Margie Elmore by Quit Claim Deed dated August 30, 2004, from James Elmore, married, recorded as Instrument Number 200409030020317, 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 Elmore from Mount Olive Homes, Inc. by Warranty Deed dated April 3, 1986, and filed of record in Book 1894, Page 64, in the Register's Office for Knox County, Tennessee. AND, BEING the same property conveyed to James Elmore and wife, Margie Elmore by Quit Claim Deed dated August 30, 2004, from James Elmore, married, recorded as Instrument Number 200409030020317, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Notice of Lien in favor of the Knox County, Tennessee dated May 5, 2020, in the original amount of $802.96, not including penalties and interest, if applicable, and filed of record as Instrument Number 202005050073367, in the Register's Office for Knox County, Tennessee.

2. Notice of Lien in favor of the Knox County, Tennessee dated August 30, 2019, in the original amount of $567.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201908300015157, in the Register's Office for Knox County, Tennessee.

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

It is believed Margie C. Elmore is deceased, having died on April 20, 2013. Per her Obituary, she is survived by her husband, Dennis Elmore. It is believed the James D. Elmore is one in the same person as "Dennis" Elmore.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to an Order Extending and Reviving Judgement in favor of Ravenwood Receivables Corporation against James Elmore in the amount of $3,636.63, not including penalties and interest, if applicable, was granted and recorded on March 22, 2024 as Instrument Number 202403220045808, in the Register's Office for Knox County, Tennessee. *An Affidavit was filed as Instrument Number 202412100030999, stating these liens are not our property owner, James D. Elmore.

3. Subject to the charter rights and railroad easement of Southern Railroad.

4. A survey is highly suggested as the legal description for both tracts is vague and indefinite, there is no recorded plat that shows the property, nor a proper legal description of record for the subject property.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,318.89

TAX ID: 135CE-02201 **TAX SALE:** 25

TRUSTEE FILE: 720

OWNER(S) & ADDRESS(ES):

James D. Elmore and wife, Margie C. Elmore (deceased)
5407 Bland Lane, Knoxville, TN 37920
0 Bland Lane, Knoxville, TN 37920

COMMON DESCRIPTION:

0 Bland Lane, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District Nine (9) of Knox County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin marking the Northeastern most corner of Lot 31 of Mount Olive Subdivision, and the Northwestern most corner of a 12 foot driveway easement between Lots 31 and 32; said point being North 44 deg. 10 min. West, 149.55 feet from a point at the intersection of the Northwest margin of Bland Lane and the Southwest margin of said driveway easement; thence North 44 deg. 10 min. West 107.97 feet to an iron pin in the center line of Norfolk Southern Railway's right of way; thence with a curve bearing North 43 deg 12 min. East, with a radius of 854.30 feet and a chord distance of 88.53 feet to an iron pin in the centerline of Norfolk Southern Railway Corporation's right of way; thence South 35 deg. 23 min. 22 sec. East, 129.17 feet to an iron pin, the same being the Northwestern most corner of Lot 33 of Mount Olive Subdivision and also the Northeastern most corner of Lot 32 of Mount Olive Subdivision; thence with a curve bearing South 45 deg. 03 min. West with a radius of 724.34 feet and a chord distance of 12.00 feet to an iron pin; thence North 39 deg. 23 min. West, 20.0 feet to an iron pin at the margin of Norfolk Southern Railway Corporation's right of way; thence with a curve bearing South 43 deg. 12 min. 46 sec. West with a radius of 744.34 feet and a chord distance of 67.42 feet to an iron pin to the point and place of the BEGINNING. Containing 0.215 acres, more or less. The above description is according to the boundary survey of Development Technology, dated June 16, 1999.

BEING the same property conveyed to James D. Elmore and wife, Margie C. Elmore by Quit Claim Deed dated September 21, 2004, from Artie Jane Lowe, unmarried, recorded as Instrument Number 200409220024947, 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 D. Elmore and wife, Margie C. Elmore by Quit Claim Deed dated September 21, 2004, from Artie Jane Lowe, unmarried, recorded as Instrument Number 200409220024947, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Notice of Lien in favor of the Knox County, Tennessee dated August 30, 2019, in the original amount of $567.00, not including penalties and interest, if applicable, and filed of record as Instrument Number 201908300015157, in the Register's Office for Knox County, Tennessee.

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

It is believed Margie C. Elmore is deceased, having died on April 20, 2013. Per her Obituary, she is survived by her husband, Dennis Elmore. It is believed the James D. Elmore is one in the same person as "Dennis" Elmore.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to an Order Extending and Reviving Judgement in favor of Ravenwood Receivables Corporation against James Elmore in the amount of $3,636.63, not including penalties and interest, if applicable, was granted and recorded on March 22, 2024 as Instrument Number 202403220045808, in the Register's Office for Knox County, Tennessee. *An Affidavit was filed as Instrument Number 202412100030999, stating this lien is not our property owner, James D. Elmore.

3. Subject to a Judgement Lien in favor of Pace Financial, LLC against James Elmore, Jr. and Alida Ward, in the original amount of $21,718.35, not including penalties and interest, if applicable, and recorded on September 13, 2023 as Instrument Number 202309130014022, in the Register's Office for Knox County, Tennessee. *An Affidavit was filed as Instrument Number 202412100030999, stating this lien is not our property owner, James D. Elmore.

4. Subject to the charter rights and railroad easement of Southern Railroad.

5. A survey is needed as the current survey/legal description does not match the lot. Most likely the calls and distances were transcribed incorrectly when preparing the legal description.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,953.46

TAX ID: 137-04805 **TAX SALE:** 25

TRUSTEE FILE: 723

OWNER(S) & ADDRESS(ES):

Charlie D. McCammon (deceased) and wife, Mary McCammon
7502 Stout Road, Knoxville, TN 37920

COMMON DESCRIPTION:

7502 Stout Lane, Knoxville, TN 37920

LEGAL DESCRIPTION:

BEGINNING at a point in the center of Stout Lane, said point being North 84 deg. 38 min. West, 21.9 feet from the center of the Eastern terminus of said Stout Lane; thence South 12 deg. 1 min. 40 seconds, East 146.16 feet to a point; thence South 67 deg. 28 min. 35 sec. East, 73.46 feet to a point; thence South 34 deg. 24 min 35 sec. West, 82.00 feet to a point; thence North 55 deg. 31 min. 46 sec. West, 163.33 feet to a point; thence North 2 deg. 16 min. 15 sec. East, 155.32 feet to a point; thence South 83 deg. 16 min. 25 sec. West, 77.57 feet to the point of beginning. All as shown on survey drawing of Touchton Engineering and Surveying Co., Joe Touchton, Tennessee, Registered Land Surveyor No. 827, drawing dated June 18, 1990.

BEING the same property conveyed to Charlie D. McCammon and wife, Mary McCammon by Warranty Deed dated September 5, 1990, from Georgia-Cumberland Association of Seventh-Day Adventists, a Tennessee Corporation, recorded in Book 2020, page 063, 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 Charlie D. McCammon and wife, Mary McCammon by Warranty Deed dated September 5, 1990, from Georgia-Cumberland Association of Seventh-Day Adventists, a Tennessee Corporation, recorded in Book 2020, page 063, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Deed of Trust dated September 7, 1990, from Charlie D. McCammon and wife Mary McCammon, to Chattanooga Title, Inc., a Tennessee Corporation, Trustee for the benefit of Georgia-Cumberland Association of Seventh-Day Adventists, a Tennessee Corporation, in the original amount of $12,000.00, recorded as Instrument Number 199009140048960, in the Register's Office for Knox County, Tennessee. **SERVE: Trustee – Chattanooga Title, Inc., Registered Agent: Scott McColpin, 829 McCallie Avenue, Chattanooga, TN 37403-2613. SERVE: Georgia-Cumberland Association of Seventh-Day Adventists, a Tennessee Corporation, Registered Agent: Gary R. Patrick, 537 Market Street, Suite 300, Chattanooga, TN 37402.**

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

It is believed Charlie McCammon died on or about August 2, 2012, leaving his spouse, Mary McCammon as his surviving tenant by the entirety with no intervening divorce or separation between them, until his time of death. No probate was found of record in Knox County, Tennessee.

Per his Obituary, he is also survived by his children: Mark McCammon, Monica McCammon and Brittany McCammon, and was preceded in death by his son, Matt.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns, including but not limited to TennCare.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,170.13

TAX ID: 137-184 **TAX SALE:** 25

TRUSTEE FILE: 724

OWNER(S) & ADDRESS(ES):

Total Contracting Services, LLC: 7108 Chapman Hwy
Registered Agent: Jack R Trammel,
8018 Canter Ln. Powell, TN 37849

COMMON DESCRIPTION:

7108 Chapman Hwy, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATE in the 9th (formerly 14th) Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being situated on the east or southeast side if Chapman Highway about four miles form the city limits of the City of Knoxville, and being more particularly bounded and described as follows:

DERIVATION:

BEING the same property conveyed to Total Contracting Services, Inc., from **Knox County, Tennessee, by quit** claim deed dated July 2**4th, 2014, in instrument no. 201407310006520, of record in the register's office for Kn**ox county, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Complaint recorded on July 13, 2023 as Instrument Number 202307130002020**, in said Register's Office. Serve: Neighborhood Codes Enforcement Office, city county building, 400 main street, Suite 520, Knoxville, Tennessee 37902**

Order recorded on August 09, 2023 as Instrument Number 202308090007173, in said Register's Office. Serve: Neighborhood Codes Enforcement Office, city county building, 400 main street, Suite 520, Knoxville, Tennessee 37902

NOTATION OF ANY WILL OR PROBATE PROCEEDING WITH RESPECT TO THE LAST RECORD TITLE HOLDER: None found of record.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record.

OTHER MATTERS AFFECTING TITLE:

Total Contracting Services, LLC, is not in good standing with the Tennessee Secretary of State and were administratively dissolved on August 9, 2011. Jack R Trammel is the Registered Agent and it is a three-member entity.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $7,258.60

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $10,106.63

TAX ID: 137AB-007 **TAX SALE:** 25

TRUSTEE FILE: 725

OWNER(S) & ADDRESS(ES):

Holmes, Inc., successor by name change to Clark-Holmes, Inc. (inactive/terminated)
Known Shareholder: Albert G. Holmes (deceased)
Known heirs of Shareholder Albert G. Holmes: Norma K. Holmes (deceased); Albert K. Holmes; Thomas Holmes; and Melissa A. Duke
Unknown Shareholders of Holmes, Inc.
408 Summit View Road, Knoxville, TN 37920
7005 Wellington Drive, Knoxville, TN 37919

COMMON DESCRIPTION:

408 Summit View Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

DISCLAIMER- this Tax ID# is merely a small portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel.

SITUATED in Civil District Number Nine (9) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the South line of property now or formerly owned by Hinshaw, said point of BEGINNING being the following calls and distances from an iron pin in the Western line of Knoxville, Sevierville, and Eastern Railroad (Smoky Mountain Railroad) right-of-way, which pin is located South 67 deg. 24 min. West, 12 ½ feet from the Western line of Dick Ford Lane; South 9 deg. 29 min. West, 70.5 feet; South 0 deg. 24 min. East, 102.8 feet; South 83 deg. 56 min. West, 235 feet; thence, from said point of BEGINNING, South 83 deg. 56 min. West, 230.01 feet to an iron pin; thence, South 79 deg. 08 min. West, 323.27 feet to an iron pin; thence, the following calls and distances: South 61 deg. 16 min. West, 526.1 feet; South 56 deg. 23 min. West, 544.55 feet; South 55 deg. 08 min. West, 107.2 feet; South 59 deg. 08 min. West, 594.5 feet; turning thence, the following calls and distances: South 6 deg. 41 min. West, 282.9 feet; thence, South 6 deg. 35 min. East, 975.26 feet; turning thence, North 61 deg. 51 min. East, 84.47 feet; thence, North 62 deg. 21 min. East, 847.13 feet; thence, North 79 deg. 32 min. East, 1,177.07 feet to an iron pin; thence, North 7 deg. 20 min. West, 354.97 feet; turning thence, North 83 deg. 08 min. East, 118 feet +/- to a point; turning thence, North 0 deg. 59 min. East, 280.5 feet to the corner of property now or formerly conveyed to grantees herein; thence, with the line of property formerly conveyed to grantees herein, the following calls and distances; South 71 deg. 54 min. 20 sec. West, 451.99 feet to an iron pin; North 87 deg. 30 min. West, 52 feet to an iron pin; South 76 deg. 45 min. West, 185 feet to an iron pin; South 15 deg. 30 min. West, 160 feet to an iron pin; South 79 deg. 45 min. West, 125 feet to an iron pin; South 47 deg. 10 min. West, 165 feet to an iron pin; South 80 deg. West, 365 feet to an iron pin; North 24 deg. West, 215 feet to an iron pin; North 54 deg. 30 min. East, 320 feet to an iron pin; North 49 deg. 50 min. East, 210 feet to an iron pin; North 15 deg. 55 min. East, 100 feet to an iron pin; North 55 deg. 40 min. East, 65 feet to an iron pin; North 17 deg. East, 65 feet to an iron pin; North 46 deg. 15 min. East, 265 feet to an iron pin; South 52 deg. East, 140 feet to an iron pin; North 68 deg. 50 min. East, 290 feet to an iron pin; North 6 deg. 30 min. East, 80 feet to an iron pin; North 37 deg. East, 120 feet to an iron pin; thence, leaving the line of property formerly conveyed to grantees herein, the following calls and distances: North 36 deg. 30 min. East, 170 feet to a point marking the point of tangent of a curve; thence, along a curve to the left, the radius of which is 25 feet, an arc distance of 95 feet to a point; thence, North 16 deg. 26 min. East, 195 feet to the place of BEGINNING.

BEING the same property conveyed to Clark-Holmes, Inc., a Tennessee corporation, from Jay Burnett and R. O. Deaderick d/b/a Jay Burnett Company, by Warranty Deed dated June 29, 1961, and recorded on July 5, 1961 in Warranty Deed Book 1177, page 465, 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 Clark-Holmes, Inc., a Tennessee corporation, from Jay Burnett and R. O. Deaderick d/b/a Jay Burnett Company, by Warranty Deed dated June 29, 1961, and recorded on July 5, 1961 in Warranty Deed Book 1177, page 465, 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:

Albert G. Holmes (named as shareholder of Holmes, Inc.) died on or about March 17, 2006, being married to Norma K. Holmes, and having children: Albert K. Holmes, Thomas (Tommy) Holmes and Melissa A. Duke. Norma K. Holmes, died in or about September 6, 2018, being an un-remarried widow and listing the same children as her heirs. Neither Albert nor Norma were found probated in Knox County, Tennessee.

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, setbacks, and matters shown by plat of record in Plat Cabinet D, Slide 153A (formerly Map Book 38-S, page 1), in the Register's Office for Knox County, Tennessee.

2. This Tax ID# is merely a small portion of this legal description, and a survey is required to ascertain the exact dimensions of the parcel. Property appears to be Part of Lot 12, Block F, Grandview Subdivision, as shown on plat of record in Plat Cabinet D, Slide 153A. Plat notated on tax card is incorrect.

3. Clark-Holmes, Inc. changed their name to Holmes, Inc. in 1976 and the corporation was officially terminated with the Secretary of State in 1979. We were able to determine that Albert G. Holmes was listed as the sole surviving director and shareholder of Holmes, Inc., per deed recorded in Book 1839, Page 237, in the Register's Office for Knox County, Tennessee. We cannot confirm the accuracy of that information and are unable to determine any other potential shareholders having an interest, and/or their heirs at law of said potential shareholders, without further information.

4. Subject to a 5-foot Drainage and Utility Easement, on each side of lot lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

5. Subject to setback lines of 35 & 60 feet, unless noted otherwise, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,342.97

TAX ID: 138-013 **TAX SALE**: 25

TRUSTEE FILE: 729

OWNER(S) & ADDRESS(ES):

Gertrude Connaster (deceased)
Known Heir of Gertrude Connatser: Kermit Fox
c/o Kermit Fox, 462 Maggie Mat Lane, Sevierville, TN 37862
437 E. Hendron Chapel Road, Knoxville, TN 37920

COMMON DESCRIPTION:

437 E. Hendron Chapel Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in the 9th (old 17th) Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and more particularly bounded and described as follows:

BEGINNING at a stake in the north line of Hendron's Chapel Road; thence North 32 deg. 40 min. West, 626 feet to the top of the ridge, corner to Myers; thence with the top of the ridge South 51 deg. 45 min. West, 60 feet to a stake; thence South 61 deg. 15 min. West, 135 feet to a stake; thence South 45 deg. 10 min. West, 92 feet to a stake; thence South 57 deg. 45 min. West, 58 feet to a harrow tooth, corner to White; thence South 32 deg. 45 min. East, 329 feet to a pine; thence North 62 deg. 50 min. East, 159 feet to a pine; thence South 37 deg. 20 min. West, 351 feet to the North line of Hendron's Chapel Road; thence North 28 deg. 30 min. East, 177 feet to the point of beginning, containing 3.94 acres, and being Tract No. 4 of the Subdivision of the Sarah Waters property.

LESS AND EXCEPT any applicable portion thereof as was conveyed by the deed of record in Deed Book 785, page 293 and the deed of record in Deed Book 1139, page 197, both in the Register's Office for Knox County, Tennessee.

BEING property conveyed to Mrs. Gertrude Waters Connatser from G. Frank Waters, J. Wesley Waters, Carl E. Waters and Mrs. Osie Waters Rogers, by Warranty Deed dated July 20, 1942 and filed of record in Deed Book 642, page 437 in the Register's Office for Knox County, Tennessee. Specific reference is made to the deed from Mrs. Osie Waters Rogers to Mrs. Gertrude Waters Connatser dated October 21, 1949 and recorded October 28, 1949 in Deed Book 779, page 621 in the aforesaid Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Knox County Register's Office, and further to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

DERIVATION:

BEING property conveyed to Mrs. Gertrude Waters Connatser from G. Frank Waters, J. Wesley Waters, Carl E. Waters and Mrs. Osie Waters Rogers, by Warranty Deed dated July 20, 1942 and filed of record in Deed Book 642, page 437 in the Register's Office for Knox County, Tennessee. Specific reference is made to the deed from Mrs. Osie Waters Rogers to Mrs. Gertrude Waters Connatser dated October 21, 1949 and recorded October 28, 1949 in Deed Book 779, page 621 in the aforesaid Register's Office.

INTERESTED PERSONS (ENCUMBRANCES): NONE

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

It is believed that Gertrude W. Connatser is one and the same person as Jessie Conatser Johnston, who died on or about February 19, 1984. Per her Obituary, she was survived by her son, Kermit Fox and step-sons, Gary, Wayne and Wilburn Johnston. No Probate was found of record in Knox County, Tennessee.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. According to the records of the Knox County Property Assessor there is not a recorded deed vesting title in Gertrude W. Connatser. Based upon the information available, it is believed, but could not be verified, that the legal description provided is correct.

3. Subject to the rights of other parties in and to the driveway extending across the property to Parcel ID: 131-014, as shown on the KGIS Tax Map.

4. Subject to any and all probate concerns, including but not limited to TennCare.

5. Subject to Gertrude W. Connatser and Jessie Conatser Johnston being one and the same person, and subject to any unknown Heirs.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,625.05

TAX ID: 138-248 **TAX SALE:** 25

TRUSTEE FILE: 732

OWNER(S) & ADDRESS(ES):

William R. White, Jr.
531 Dry Hollow Road, Knoxville, TN 37920

COMMON DESCRIPTION:

531 Dry Hollow Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in the 9th Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more fully described as follows:

TRACT ONE:

BEGINNING at an iron pin in center of old road bed and corner to Lee Gibson and in line of Rauhuff; thence in a Northeasterly direction 290 feet and 6 inches with line of Gibson to an iron pin in line of Rauhuff; thence in a Southwesterly direction 150 feet to an iron pin; thence in a Northwesterly direction 290 feet and 6 inches to an iron pin in center of old road bed in line of

Rauhuff; thence 150 feet in a Northeasterly direction with old road bed to the point of beginning, containing one acre more or less. This is the lot off the Walter L. Rauhuff property, Deed Book 788, page 565, in the Register's Office for Knox County, Tennessee.

TRACT TWO:

BEGINNING at an iron pin in center of right-of-way and 785 feet, more or less, from center of Dry Hollow Road; thence in a Southeasterly direction with center of right-of-way 65 feet, more or less, to an iron pin corner to Sweet and Rauhuff; thence in a Southerly direction with line of Sweet to an iron pin 290 feet 6 inches, more or less, to corner to Sweet and Rauhuff; thence toward Dry Hollow Road 24 feet, more or less, to an iron pin; thence 290 feet 6 inches, more or less, to the point of beginning, containing 1/4, acre more or less.

BEING the same property conveyed to William R. White Jr. by Warranty Deed dated September 3, 2003, from Linda White, Administrator of the Estate of William H. White, William Jeffrey Lynn Miller, Robert Edward Perry, Melissa Perry Baker and William R. White, Jr., Devisees of the Estate of William H. White a/k/a W. H. White, recorded as Instrument Number 200309040027767, 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 William R. White Jr. by Warranty Deed dated September 3, 2003, from Linda White, Administrator of the Estate of William H. White, William Jeffrey Lynn Miller, Robert Edward Perry, Melissa Perry Baker and William R. White, Jr., Devisees of the Estate of William H. White a/k/a W. H. White, recorded as Instrument Number 200309040027767, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to the rights of others in and to Dry Hollow Road.

3. A survey is highly suggested, as the legal description contained in the vesting deed is vague and indefinite, and it is not possible to determine the property's exact location or dimensions based upon the information provided.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,769.31

TAX ID: 138-25101 **TAX SALE:** 25

TRUSTEE FILE: 733

OWNER(S) & ADDRESS(ES):

James Crisp and wife, Barbara Crisp (both deceased)
Unknown Heirs of Barbara Crisp
515 Dry Hollow Road, Knoxville, TN 37920
P O Box 9033, Knoxville, TN 37920

COMMON DESCRIPTION:

515 Dry Hollow Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in District No. Nine (9) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at a corner to, now or formerly, Bruce McCarter at an iron pin and running in a Southeasterly direction 161 feet to an iron pin; thence running with the line of George Jackson 227 feet to an iron pin in the line of Jim Walker; thence running with Walker in a Northwesterly direction 160 feet to an iron pin with the line of Jimmie Johnson; thence with the Jimmie Johnson 110 feet to a point; thence running 121 feet back to the point of beginning, containing one (1) acre, more or less.

BEING the same property conveyed to James Crisp and wife, Barbara Crisp by Warranty Deed dated October 1, 2003, from George C. Baker, widow and unmarried, recorded as Instrument Number 200310010039011, 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 Crisp and wife, Barbara Crisp by Warranty Deed dated October 1, 2003, from George C. Baker, widow and unmarried, recorded as Instrument Number 200310010039011, 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:

James Crisp, being one and the same person as James E. Crisp, died on or about October 6, 2010, being married to Barbabra J. Crisp at the time of his death, there being no intervening divorce or separation between them, and leaving Barbara J. Crisp as the surviving tenant by the entirety. No Probate was found in Knox County, Tennessee.

Barbara J. Crisp died on or about November 7, 2020, there was no information listed in obituary found. No Probate was found in Knox County, Tennessee. We are unable to determine the heirs of Barbara J. Crisp.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to the water rights established in the General Warranty Deed of record in Book 1753, Page 228, in the Register's Office for Knox County, Tennessee.
3. Subject to any and all probate concerns, including but not limited to TennCare.
4. Subject to the rights of other parties in and to Dry Hollow Road.
5. The undersigned makes no representation concerning the status to any mobile or manufactured home located on the subject property.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,760.92

TAX ID: 138HA-009 **TAX SALE:** 25

TRUSTEE FILE: 735

OWNER(S) & ADDRESS(ES):

Robert W. Covington and wife, Sue F. Covington
8308 Chapman Highway, Knoxville, TN 37920

COMMON DESCRIPTION:

8308 Chapman Highway, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in Civil District Number Nine (9) (formerly 17), of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being more particularly described as follows:

BEGINNING at the Northeast corner of C. Finnie property line and continuing in a Northeasterly direction along an open ditch 50 feet to corner of Floyd property; thence, continuing in a Southeasterly direction South 34 deg. 42 min. East, 100 feet to an iron pin; thence, continuing in a Southeasterly direction South 35 deg. 55 min. East, 40 feet to an iron pin at the corner of Floyd property; thence, continuing in a Southwesterly direction South 63 deg. 45 min. West, 50 ft. to an iron pin; thence, continuing in a Northwesterly direction 40 feet to an iron pin; thence, continuing in a Northwesterly direction, North 34 deg. 42 min. West, 100 feet to the point of BEGINNING, according to a survey by J. Roy Miller, dated July 31, 1975.

This conveyance includes ingress and egress rights by a 15 ft. easement along the property of C. Coward and the property of D. Floyd.

BEING the same property conveyed to Robert W. Covington and wife, Sue F. Covington by Warranty Deed dated June 3, 1976, from Roger T. Floyd and Donald N. Floyd, and recorded on September 9, 1976 in Warranty Deed Book 1589, page 828, 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 Robert W. Covington and wife, Sue F. Covington by Warranty Deed dated June 3, 1976, from Roger T. Floyd and Donald N. Floyd, and recorded on September 9, 1976 in Warranty Deed Book 1589, page 828, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.
2. Subject to a survey being highly recommended as there is no map of record and multiple outbuildings appear to be encroaching onto adjoining parcels, as shown by KGIS tax map.
3. Subject to access to property entering and crossing adjacent property, with no recorded Access and Maintenance Agreement in place.
7. Subject to any riparian rights or flowage easements associated with the waterway crossing the Northern portion of property, as shown by KGIS tax map.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $3,644.34

TAX ID: 141-098 **TAX SALE:** 25

TRUSTEE FILE: 739

OWNER(S) & ADDRESS(ES):

Heirs of Enid Lindsey (unknown) Everett Rd. Knoxville, TN 37934

COMMON DESCRIPTION:

Everett Rd, Knoxville, TN 37934

LEGAL DESCRIPTION:

SITUATED in the 6th Civil District (Formerly 10th) of Knox County, Tennessee, consisting of 53.57 acres, more or less, 16 miles from Knoxville on Everett Road, and being more fully described as follows: BEGINNING on an iron pin, smtih and Hooker's corner; thence running with the line between Smith and Lindsey North 34 deg. 54 min. West, 1271.6 feet to a stone, Smith's and Lindsey's corner; thence with the line between Smith and Lindsey, North 89 deg. 12 min. West, 908.7 feet to a stone, Taylor's and Lindsey's corner; thence with the line between Shelton-Taylor and Lindsey, North 43 deg. 32 min. East, 1419.1 feet to an iron pin in the south line of Everett Road; thence with said road, South 83 deg. 35 min. East, 311.3 feet to an iron pin in the south side of said road; thence leaving said road and running with the line between Soward and Lindsey, South 34 deg. 42 min. East, 2006.3 feet to an iron pin, Lindsey's and Eubank's corner; thence with the line between Hooker-Eubanks and Lindsey, South 59 deg. 35 min. West, 1042.5 feet to the BEGINNING.

THERE IS EXCEPTED from the above described property a tract conveyed to the State of Tennessee for the use and benefit of the Department of Highway and Public Works of record in Deed Book 1087, Page 337, in the register's office for Knox County, Tennessee.

DERIVATION:

BEING the same property conveyed to Enid Lindsey from Roy H. Lindsey by warranty deed dated September 28th, 1970 and recorded on September 30th, 1970, in Instrument no. 197009300009641, in the register's office for Knox County, Tennessee

INTERESTED PERSONS (ENCUMBRANCES):

None found of record in Knox County, Tennessee.

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

NO open probate estate was found of record in the Knox County chancery court, probate division on sole vested title holder, Enid Lindsey. NO obituary search information could be obtained regarding Enid Lindsey.

NOTATION OF ANY CURRENT BANKRUPTCY PROCEEDING AGAINST THE LAST RECORD TITLE HOLDER: None found of record

OTHER MATTERS AFFECTING TITLE:

Property Assessor's notice of classification as forest, agricultural or open space lands of record in Instrument No. 197906250014428, of record in the register's office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,102.06

TAX ID: 144DA-022 **TAX SALE:** 25

TRUSTEE FILE: 742

OWNER(S) & ADDRESS(ES):

William A. Roach and Richard A. Sedgley, Co- Trustees of the John W. Testerman, Sr. Revocable Living Trust, dated September 28, 2016
1316 Farrington Drive, Knoxville, TN 37923
320 Cheshire Drive, Knoxville, TN 37919

COMMON DESCRIPTION:

1316 Farrington Drive, Knoxville, TN 37923
Lot 27- Block A, Farrington Subdivision

LEGAL DESCRIPTION:

SITUATED in the Sixth (6th) Civil District of Knox County, Tennessee, and lying without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 27, in Block A, in Farrington, Unit 2, being a subdivision of Knox County, Tennessee, and being more particularly shown on that map of record in Plat Cabinet E, Slide 354-D (formerly Map Book 69-S, page 83), 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 William A. Roach and Richard A. Sedgley, a Co-Trustees of the John W, Testerman, Sr. Revocable Living Trust dated September 28, 2016 by Quit Claim Deed dated September 29, 2022, from Bryan E. Testerman, Jr., Executor of the Estate of Bryan E. Testerman, and Willliam A. Roach, Co-Personal Representative of the Last Will and Testament of John W. Testerman, Sr., and as a Successor Co-Trustee of the John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust Agreement dated September 28, 2016 as identified in the Last Will and Testament of John W. Testerman, Sr. and Richard A. Sedgley, Co-Personal Representative of the Last Will and Testament of John W. Testerman, Sr. and as Successor Co-Trustee of the John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust Agreement dated September 28, 2016 as identified in the Last Will and Testament of John W, Testerman, Sr., and recorded on October 4, 2022 as Instrument Number 202210040021221, 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 William A. Roach and Richard A. Sedgley, a Co-Trustees of the John W, Testerman, Sr. Revocable Living Trust dated September 28, 2016 by Quit Claim Deed dated September 29, 2022, from Bryan E. Testerman, Jr., Executor of the Estate of Bryan E. Testerman, and Willliam A. Roach, Co-Personal Representative of the Last Will and Testament of John W. Testerman, Sr., and as a Successor Co-Trustee of the John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust Agreement dated September 28, 2016 as identified in the Last Will and Testament of John W. Testerman, Sr. and Richard A. Sedgley, Co-Personal Representative of the Last Will and Testament of John W. Testerman, Sr. and as Successor Co-Trustee of the John W. Testerman, Sr. Revocable Living Trust, it being the Revocable Trust Agreement dated September 28, 2016 as identified in the Last Will and Testament of John W, Testerman, Sr., and recorded on October 4, 2022 as Instrument Number 202210040021221, 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:

1. Subject to restrictions, zoning ordinances, utility and drainage easements, setbacks, and matters shown by plat of record in Plat Cabinet E, Slide 354-D (formerly Map Book 69-S, page 83), in the Register's Office for Knox County, Tennessee.
2. Subject to restrictions set forth in Book 1699, page 135, in the Register's Office for Knox County, Tennessee.
3. Subject to Utility and Drainage Easements, 5 feet inside all lot lines; and 10 feet inside all outside boundary lines and road lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.
4. Subject to a 20-foot Drainage Easement, 10 feet inside the West side lot lines and across the center of the lot, as shown by map of record, in the Register's Office for Knox County, Tennessee.
5. Subject to setback lines as follows: 35-foot from front line, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.
6. Subject to the Utility Easements recorded in Book 2296, page 869 and; Book 2057, page 267, in the Register's Office for Knox County, Tennessee.
7. Subject to the Transmission Line Easement, recorded in Book 1619, page 1020, in the Register's Office for Knox County, Tennessee.
8. Subject to South Central Bell Co. Easement, recorded in Book 1618, page 207; and the Postal Telegraph Co. Easement, recorded in Trust Book 318, page 501, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,521.47

TAX ID: 145HA-03405 **TAX SALE:** 25

TRUSTEE FILE: 743

OWNER(S) & ADDRESS(ES):

Warren A. Cleveland and Mary E. Cleveland (both deceased)
Sole heir and devisee: Timothy Ray Cleveland
1537 Buxton Drive, Knoxville, TN 37922

COMMON DESCRIPTION:

1537 Buxton Drive, Knoxville, TN 37922

LEGAL DESCRIPTION:

SITUATED in Civil District Number Six (6) of Knox County, Tennessee, without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as Lot 70-R-5, Block A, in Bexhill Subdivision, Unit 7, Re-Subdivision of Lot 70, Block A, as shown by map of same of record in Plat Cabinet F, Slide 36A (formerly Map Book 76-S, page 6), in the Register's Office for Knox County, Tennessee, to which map specific reference is hereby made for a more particular description; and said property being bounded and more particularly described as follows:

BEGINNING at an iron pin located in the Northeast right-of-way of Buxton Drive, said iron pin being located in a Southeast direction 754.63 feet to the point of intersection of Buxton Drive and Courtfield Road; thence, from said point of BEGINNING, North 55 deg. 49 min. East, 152.91 feet to an iron pin; thence, South 33 deg. 27 min. East, 105 feet to an iron pin; thence, South 55 deg. 49 min. West, 151.6 feet to an iron pin; thence, North 34 deg. 10 min. West, 105 feet to an iron pin in the point of BEGINNING; according to the survey of G. T. Trotter, Jr., Surveyor, Knoxville, TN, dated January 13, 1983, and revised March 18, 1983, and improved with a dwelling bearing house number 1537 Buxton Drive, Knoxville, Tennessee.

BEING the same property conveyed to Warren A. Cleveland and wife, Mary E. Cleveland, by Warranty Deed dated March 23, 1983, from Century Homes of Knoxville, Inc., and recorded on April 4, 1983 in Warranty Deed Book 1782, page 38, 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 Warren A. Cleveland and wife, Mary E. Cleveland, by Warranty Deed dated March 23, 1983, from Century Homes of Knoxville, Inc., and recorded on April 4, 1983 in Warranty Deed Book 1782, page 38, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

Revolving Credit Deed of Trust from Warren A. Cleveland and wife, Mary E. Cleveland, to Linda J. Childs, Trustee for the benefit of The Knoxville Post Office Credit Union, dated January 13, 2006, in the original amount of $50,000.00, and recorded on May 25, 2006 as Instrument Number 200605250099255, in the Register's Office for Knox County, Tennessee. Said Deed of Trust expired in 2021, however, it is not time barred. The Knoxville Post Office Credit Union now known as TNConnect Credit Union. **SERVE REGISTERED AGENT: Martin Bradley, 6211 Middlebrook Pike, Knoxville, TN 37909. SERVE TRUSTEE: Linda J. Childs, 6211 Middlebrook Pike, Knoxville, TN 37909.**

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

Warren A. Cleveland died on or about March 11, 2014, being married to Mary E. Cleveland at the time of his death, with there being no intervening divorce or separation between them prior to his death. Mary E. Cleveland died testate on or about December 28, 2021, being an un-remarried widow at the time of her death. The Last Will and Testament of Mary Eunice Cleveland is filed in Will Book 272, page 711, and probated in Docket #P-22-85872-2, in the Chancery Court for Knox County, Tennessee, Probate Division, and devises real property to son, Timothy Ray Cleveland. See also Heirship Affidavits recorded as Instrument Number 202208030007998 and Instrument Number 202208030007988, in the Register's Office for Knox County, Tennessee, attesting that Timothy Ray Cleveland is also her sole heir at law.

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, setbacks, and matters shown by plat of record in Plat Cabinet F, Slide 36A (formerly Map Book 76-S, page 6), in the Register's Office for Knox County, Tennessee.
2. Subject to restrictions of record in Warranty Deed Book 1760, page 151, in the Register's Office for Knox County, Tennessee.
3. Subject to Utility and Drainage Easements, 5 feet inside all lot lines and 10 feet inside all outside boundary lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.
4. Subject to setback lines as follows: 35-foot and 8-foot interior, as show by aforesaid map of record, in the Register's Office for Knox County, Tennessee.
5. Subject to a survey being highly recommended due to the dated legal description and plat of record.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $9,490.90

TAX ID: 146IB-018 **TAX SALE:** 25

TRUSTEE FILE: 744

OWNER(S) & ADDRESS(ES):

Willis F. Kraemer (deceased) and Virginia M. Kraemer being one in the same person as Virginia Mae Woodhouse Redford
2400 Wrights Ferry Road, Knoxville, TN 37919

COMMON DESCRIPTION:

2400 Wrights Ferry Road, Knoxville, TN 37919

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 P, of Nob Hill Subdivision, as shown by map of same of record in Plat Cabinet D, Slide 89A (formerly Map Book 34, page 37), 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 Willis F. Kraemer and wife, Virginia M. Kraemer, by Warranty Deed dated January 30, 1956, from Mable Jones Vance, individually and as Trustee of the Estate of Annie Jones, deceased, under The Last Will and Testament of said Annie Jones; Jake Jones and wife, Edith Jones; Juliet Jones Underwood; Nell Jones Duncan; and Ida P. Jones (widow of T.S. Jones, Jr., deceased); Hugh Jones; Dale Jones; Billy Jones and Evelyn Jones Deal; and Charles D. Jones, and recorded on March 19,1956 in Warranty Deed Book 1010, page 521, 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 Willis F. Kraemer and wife, Virginia M. **Kraemer, by Warranty Deed dated** January **30, 1956, from Mable Jones Vance, individually and as Trustee of the Estate of Annie J**ones, deceased, under The Last Will and Testament of said Annie Jones; Jake Jones and wife, Edith Jones; Juliet Jones Underwood; Nell Jones Duncan; and Ida P. Jones (widow of T.S. Jones, Jr., deceased); Hugh Jones; Dale Jones; Billy Jones and Evelyn Jones Deal; and Charles D. Jones, and recorded on March 19,1956 in Warranty Deed Book 1010, page 521, 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:**

Willis F. Kraemer died on or about June 6, 1968, being married to Virginia M. Kraemer at the time of his death, with there being no intervening divorce or separation between them prior to his passing.

It is possible that Virginia M. Kraemer, being one in the same person as Virginia Mae Woodhouse (Kraemer) Redford, is deceased but unable to locate an obituary and she is not found probated in Knox County, Tennessee under these names.

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, setbacks, and matters shown by plat of record in Plat Cabinet D, Slide 89A (formerly Map Book 34, page 37), in the Register's Office for Knox County, Tennessee.
2. Subject to restrictions of record in Declaration of Restrictions, Nob Hill Subdivision, as set forth in Warranty Deed Book 1237, page 977, in the Register's Office for Knox County, Tennessee.

3. Subject to no dwelling being permitted on lot.

4. Subject to a 5-foot Utility Easement, each side of all lot lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

5. Subject to the Flowage Easement set forth in Warranty Deed Book 636, page 457, in the Register's Office for Knox County, Tennessee.

6. Subject to any and all riparian rights to and from Bearden Creek and Fort Loudon Lake with TVA.

7. Subject to any right-of-way **reservations reserved in Warranty Deed Book 1010, page 521, in the Register's Office for Knox County, Tennessee**.

8. Subject to any and all probate concerns, should Virginia Kraemer be deceased, and any heirs, including but not limited to TennCare.

9. Subject to the terms of the Ante-Nuptial Agreement between Virginia Mae Woodhouse Kraemer and Millard Winston Redford, however, Lot P is not specifically listed in "Memorandum A", recorded in Warranty Deed Book 1634, page 1007, in the Register's Office for Knox County, Tennessee.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,544.46

TAX ID: 147-028 TAX SALE: 25

TRUSTEE FILE: 745

OWNER(S) & ADDRESS(ES):

Paul Lee Dockery (deceased) (½ interest)

Devisees of Paul Lee Dockery: Grant E. Dockery (deceased) and wife, Rosa L. Dockery

AND

Mark J. Caldwell; Carroll Williams Boyd (deceased); David Caldwell; Charlene Podzekowski; and Rebecca L. Williams (all share ½ interest)

Known Heir of Carroll Williams Boyd: daughter, Katharine Boyd Hosford

0 Alcoa Highway, Knoxville, TN 37920

1700 Harts View Drive, Knoxville, TN 37922

COMMON DESCRIPTION:

0 Alcoa Highway, Knoxville, TN 37920

Landlocked property along Alcoa Highway

LEGAL DESCRIPTION:

SITUATED in Civil District Number 9 (formerly 14) of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, Tennessee, and being a tract of land containing 8.57 acres, more or less, and known as Tract Two of the Subdivision of the B. M. Rorex Farm, and being more fully described as follows:

BEGINNING at a point in the Eastern line of State Highway No. 33-A and in the centerline of a 40-foot right-of-way for a road; thence, with the centerline of said road and along the Western line of Tract 8, four (4) courses: South 36 deg. 45 min. East, 569 feet; South 68 deg. 41 min. East 160 feet; South 18 deg. 23 min. East, 154.8 feet; South 54 deg. 56 min. East, 350 feet to an iron stake, common corner to Tracts 1, 2, 3 and 8; thence, along the dividing line of Tracts 1 and 2, South 44 deg. 01 min. West, 606.8 feet to an iron stake in Masterson's line; thence, along Masterson's line and passing through a lake, North 20 deg. 15 min. West, 1,047.9 feet to a hickory tree, corner to Masterson; thence, South 77 deg. 44 min. West, 77.3 feet to the Eastern right-of-way line of State Highway No. 33-A; thence, along the said right-of-way line, three (3) courses: North 0 deg. 14 min. West, 124.2 feet; East 20 feet; North 4 deg. 23 min. East, 206 feet to the BEGINNING POINT.

CONVEYANCE IS HEREBY MADE LESS AND EXCEPT that portion of property containing .47 acres, more or less, conveyed to the State of Tennessee by Final Order of record in Deed Book 1277, page 828, in the Register's Office for Knox County, Tennessee.

CONVEYANCE IS FURTHER MADE LESS AND EXCEPT that portion of property containing 6.046 acres, more or less, conveyed to the State of Tennessee, by Deed of record in Deed Book 1877, page 480, in the Register's Office for Knox County, Tennessee.

BEING the same property conveyed to Mark J. Caldwell, Carroll Williams Boyd, David Caldwell, Charlene Podzekowski and Rebecca L. Williams, Devisees under the Will of Mildred C. Scruggs (an ½ interest), by Quit Claim Deed dated October 9, 2009, from Bernard E. Bernstein and Rebecca L. Williams, Personal Representatives of the Estate of Mildred C. Scruggs, and recorded on October 12, 2009 as Instrument Number 200910120026302, in the Register's Office for Knox County, Tennessee. ALSO BEING the same property conveyed to Paul Lee Dockery, single, (an ½ interest) by Warranty Deed dated December 21, 1984, from Earl Dockery and wife, Mildred Kidd Dockery, and Cart Dockery and wife, Mary Odell Dockery, and recorded on January 13, 1986 in Warranty Deed Book 1870, page 764, 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 Mark J. Caldwell, Carroll Williams Boyd, David Caldwell, Charlene Podzekowski and Rebecca L. Williams, Devisees under the Will of Mildred C. Scruggs (an ½ interest), by Quit Claim Deed dated October 9, 2009, from Bernard E. Bernstein and Rebecca L. Williams, Personal Representatives of the Estate of Mildred C. Scruggs, and recorded on October 12, 2009 as Instrument Number 200910120026302, in the Register's Office for Knox County, Tennessee. ALSO BEING the same property conveyed to Paul Lee Dockery, single, (an ½ interest) by Warranty Deed dated December 21, 1984, from Earl Dockery and wife, Mildred Kidd Dockery, and Cart Dockery and wife, Mary Odell Dockery, and recorded on January 13, 1986 in Warranty Deed Book 1870, page 764, 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:

Paul Lee Dockery, who holds a ½ interest in above-referenced property, died testate on or about October 6, 1986, with his hand written Last Will and Testament filed in Will Book 85, page 175, and probated in Docket #: P-87-041984, in the Chancery Court for Knox County, Tennessee, Probate Division. According to his Will, he devised his one ½ interest to Grant E. Dockery and wife, Rosa L. Dockery. Grant E. Dockery died on or about August 1, 2017, leaving his wife, Rosa Dockery and son, Brian Dockery as his sole heirs at law, according to an Affidavit recorded as Instrument Number 202106070100517, in the Register's Office for Knox County, Tennessee (pertaining to other property devised by Paul Lee Dockery). Grant's interest in the property would pass to Rosa Dockery as the surviving tenant by the entireties. No obituary or probate found in Knox County.

Carroll Williams Boyd being one in the same person as Carrol Williams Boyd died on or about October 14, 2015 and according to her obituary, she was survived by daughter, Katharine Boyd Hosford. No probate found in Knox County.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to a survey being required to ascertain the exact dimensions of the parcel. No map of record and very poor legal description with outgoing conveyances for road widening.

3. Subject to property being landlocked and no access from Alcoa Highway.

4. Subject to property appearing to be illegally subdivided as no map was found of record.

5. Subject to David Caldwell being one in the same person as David L. Caldwell on Judgment Lien in favor of Patricia J. O'Rourke, and recorded on December 5, 2017 as Instrument Number 201712050034588, in the Register's Office for Knox County, Tennessee. More information is needed to determine.

6. Subject to Rebecca L. Williams being one in the same person as Lindsay Williams on Judgment Lien in favor of Cavalry SPV I, LLC, and recorded on December 5, 2024 as Instrument Number 202412050030195, in the Register's Office for Knox County, Tennessee. More information is needed to determine.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,281.82

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO THE CITY OF KNOXVILLE THRU THE YEAR 2025 AS OF JUNE 2026: $2,327.95

TAX ID: 149-018 **TAX SALE:** 25

TRUSTEE FILE: 751

OWNER(S) & ADDRESS(ES):

Wilbur C. Houser, Jr. (deceased) and Janet Moore

Known Heirs of Wilbur C. Houser, Jr.: Jackie Houser, Jordan Houser, Ryan Moore and Tara Roberts

0 McCammon Road, Knoxville, TN 37920

1120 Fair Drive, Knoxville, TN 37912

COMMON DESCRIPTION:

0 McCammon Road, Knoxville, TN 37920

LEGAL DESCRIPTION:

SITUATED in the 9th Civil District of Knox County, Tennessee, without the corporate limits of the City of Knoxville, and being a tract of land containing 1.98 acres, more or less, lying on the west side of McCammon Road, and being more fully described as follows:

BEGINNING at an iron pin in the west line of McCammon Road, corner to property of Gerald Houser, said iron pin being located 530 feet, more or less, South of the center line of Pickens Gap Road; thence from said beginning point along the West line of McCammon Road, South 03 deg. 30 min. East, 287.36 feet to an iron pin; thence North 69 deg. 50 min. West, 384.99 feet to an iron pin; thence South 49 deg. 20 min. West, 140 feet to an iron pin; thence North 27 deg. 28 min. West, 136.02 feet to an iron pin in a fence line; thence along a fence line, North 65 deg. 16 min. East, 161.33 feet to an iron pin; thence continuing along said fence, North 81 deg. 10 min. East, 370.66 feet to an iron, the point of beginning, according to the survey of Michael E. Luethke, Surveyor, dated January 25, 1981.

LESS AND EXCEPT any applicable portion thereof as was conveyed by the Warranty Deed of record in Deed Book 1948, page 520 and the Successor Trustee Deed of record in Deed Book 2065, page 266, both in the Register's Office for Knox County, Tennessee.

BEING property conveyed to Wilbur C. Houser, Jr. and Janet Moore from Donald E. Lytle and wife, Suzanne C. Lytle by Warranty Deed dated December 13, 1983 and filed of record Deed Book 1805, page 119 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 property conveyed to Wilbur C. Houser, Jr. and Janet Moore from Donald E. Lytle and wife, Suzanne C. Lytle by Warranty Deed dated December 13, 1983 and filed of record Deed Book 1805, page 119 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:

It is believed that Wilbur C. Houser, Jr. died on or about April 5, 2007. Per his Obituary he is survived by wife, Jackie Houser and children, Jordan Houser, Ryan Moore and Tara Roberts. No Probate was found of record in Knox County, Tennessee.

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, setbacks, and matters shown by plat of record, if any, in the Register's Office for Knox County, Tennessee.

2. Subject to any and all probate concerns, including but not limited to TennCare.

3. Subject to a possible line against Jackie Houser aka Jackie Colton, with an address of 8336 Oak Ridge Highway, Lot M12, Knoxville, TN 37931, in favor of LVNV Funding, LLC in the original amount of $1,181.37, and filed of record as Instrument Number 202209070015623, in the Register's Office for Knox County, Tennessee. More information is needed to determine if Jackie Moore is one and the same person as Jackie Hauser aka Jackie Colton, as referenced on said Judgment Lien.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $1,953.46

TAX ID: 169CB-009 **TAX SALE:** 25

TRUSTEE FILE: 765

OWNER(S) & ADDRESS(ES):

Hunters Creek LLC (dissolved)

Successors in Interest to Hunters Creek LLC

1510 Deer Ridge Lane, Knoxville, TN 39722

7325 Oak Ridge Highway, Knoxville, TN 37931

COMMON DESCRIPTION:

1510 Deer Ridge Lane, Knoxville, TN 39722

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 9, of Hunter's Creek Subdivision, as shown by plat of the same of record as Instrument Number 200308190021230, in the Register's Office for Knox County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Hunter's Creek, LLC, a Tennessee limited liability company, by Warranty Deed dated September 17, 2003, from S & E Properties, LLC, a Tennessee limited liability company, and recorded on September 22, 2003 as Instrument Number 200309220035195, 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 Hunter's Creek, LLC, a Tennessee limited liability company, by Warranty Deed dated September 17, 2003, from S & E Properties, LLC, a Tennessee limited liability company, and recorded on September 22, 2003 as Instrument Number 200309220035195, in the Register's Office for Knox County, Tennessee.

INTERESTED PERSONS (ENCUMBRANCES):

1. Deed of Trust from Hunter's Creek, LLC, a Tennessee limited liability company, to Kenneth Clark Hood, Attorney at Law, as Trustee for the benefit of American Fidelity Bank, dated January 3, 2005, in the original amount of $45,000.00, and recorded on January 19, 2005 as Instrument Number 200501190057146, in the Register's Office for Knox County, Tennessee. Said Deed of Trust has an Appointment of Substitute Truste recorded on June 26, 2008 as Instrument Number 200806260096978, in the Register's Office for Knox County, Tennessee, appointing Mary D. Miller as Successor Trustee. **SERVE TRUSTEE: Mary D. Miller, PO Box 52227, Knoxville, TN 37950. SERVE SUCCESSOR BY MERGER: First Horizon Bank, 165 Madison Avenue, Memphis, Tennessee 38103.**

2. Deed of Trust from Graybrook, LLC, a Tennessee limited liability Company with its principal office in Knox County, Tennessee and Hunter's Creek LLC, a Tennessee limited liability company, to Kenneth Clark Hood, Attorney at Law, as Trustee for the benefit of American Fidelity Bank, dated October 26, 2005, in the original amount of $407,634.77, and recorded on November 4, 2005 as Instrument Number 200511040041056, in the Register's Office for Knox County, Tennessee. Said Deed of Trust was corrected by Correction Deed of Trust recorded on March 13, 2006 as Instrument Number 200603130076021, in the Register's Office for Knox County, Tennessee. Said Deeds of Trust were modified by Modification Agreement and Additional Collateral, recorded on March13, 2006 as Instrument Number 200603130076024; and Correction Modification Agreement and Addition of Collateral, recorded on March 30, 2006 as Instrument Number 200603200078044, in the Register's Office for Knox County, Tennessee. Said Deeds and Modifications have an Appointment of Substitute Truste recorded on June 26, 2008 as Instrument Number 200806260096979, in the Register's Office for Knox County, Tennessee, appointing Mary D. Miller as Successor Trustee. **SERVE TRUSTEE: Mary D. Miller, PO Box 52227, Knoxville, TN 37950. SERVE SUCCESSOR BY MERGER: First Horizon Bank, 165 Madison Avenue, Memphis, Tennessee 38103.**

3. Deed of Trust from Graybrook, LLC, a Tennessee limited liability company and Hunter's Creek LLC, a Tennessee limited liability company, to Kenneth Clark Hood, Attorney at Law, as Trustee for the benefit of American Fidelity Bank, dated June 29, 2006, in the original amount of $316,863.75, and recorded on July 7, 2006 as Instrument Number 200607070001870, in the Register's Office for Knox County, Tennessee. Said Deed of Trust has an Appointment of Substitute Truste recorded on June 26, 2008 as Instrument Number 200806260096977, in the Register's Office for Knox County, Tennessee, appointing Mary D. Miller as Successor Trustee. **SERVE TRUSTEE: Mary D. Miller, PO Box 52227, Knoxville, TN 37950. SERVE SUCCESSOR BY MERGER: First Horizon Bank, 165 Madison Avenue, Memphis, Tennessee 38103.**

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, setbacks, and matters shown by plat of record as Instrument Number 200308190021230, in the Register's Office for Knox County, Tennessee.

2. Subject the Declaration of Covenants and Restrictions of Hunters Creek Subdivision, recorded as Instrument Number 200409240025935, in the Register's Office for Knox County, Tennessee.

3. Subject to any applicable riparian rights and/or flowage easements associated with the stream/creek crossing property.

4. Subject to Utility and Drainage Easements, 10 feet inside road frontage and subdivision perimeter lot lines, and 5 feet each side of all interior lot lines, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

5. Subject to a 15-foot Utility Easement, 7.5 feet each side of water and sanitary sewer lines, as installed, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

6. Subject to setback lines as follows: 20-foot front; 5-foot side; 15-foot rear; and 35-foot peripheral, as shown by aforesaid map of record, in the Register's Office for Knox County, Tennessee.

7. Hunters Creek LLC is now dissolved. Additional information is needed to determine the successors in interest to the company.

TOTAL TAXES, INTEREST, PENALTY FEES AND COSTS DUE TO KNOX COUNTY, TENNESSEE THRU THE YEAR 2025 AS OF JUNE 2026: $2,116.07

****

THIS SALE WILL BE MADE PURSUANT TO THE DECREE CONFIRMING THE REPORT OF THE CLERK AND MASTER AND ORDERING SALE ENTERED THE 20th DAY OF APRIL 2026 AND THE TERMS AND CONDITIONS APPROVED BY THE COURT.

CLERK AND MASTER FEES AND OTHER COSTS WILL BE ADDED TO THE ABOVE TOTALS BETWEEN THE 20th OF APRIL 2026 AND THE DATE OF THE SALE. THE PROPERTIES AS DESCRIBED ABOVE ARE SOLD SUBJECT TO:

(1) COURT CONFIRMATION;

(2) STATUTORY RIGHT OF REDEMPTION;

(3) ALL ENCUMBRANCES, RESTRICTIONS, AND EASEMENTS OF RECORD; AND

(4) ANY UNSERVED INTERESTED PARTIES.

THIS THE 20th DAY OF APRIL 2026.

JUSTIN BIGGS, TRUSTEE

DAVID L. BUUCK, KNOX COUNTY LAW DIRECTOR

J. SCOTT GRISWOLD, CLERK & MASTER

END OF CHANCERY COURT SALE OF VALUABLE PROPERTY – TAX SALE 25

NO UPSET BIDS EXCEPT FOR PARCELS PURCHASED BY KNOX COUNTY.

CASH, CERTIFIED FUNDS, OR ACH TRANSFERS ONLY.

NO PERSONAL OR BUSINESS CHECKS.

This notice will be posted online at www.knoxfocus.com, www.tnpublicnotice.com and www.foreclosurestn.com for a minimum 20 continuous days beginning 4/27/26.