

This instrument prepared by :Derek L. Spratley, Attorney, 448 N. Cedar Bluff Ln. #356, Knoxville, Tennessee 37923

WARRANTY DEED

THIS INDENTURE, made this 20 day of August, 2019, between

Judy Lynn Foster and James Floyd Foster, Individually and as sole and only heirs at law of Ida Mae Foster, deceased

First Party, and

Seahorn Solutions, LLC, a Tennessee Limited Liability Company

Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable consideration to them in hand paid by Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed and do hereby grant bargain, sell and convey unto said Second Parties the following described premises:

Situated in District (Old Two) Number One of Knox County, Tennessee, and within the 14th Ward of the City of Knoxville, Tennessee, being known and designated as **Lot 31, Block JJ, Cold Springs Addition**, as shown on the map of same record in Map Book 3, page 107, in the Register's Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at an iron pin in the southeast line of Linden Ave at common corner between lots 31 and 32, said point being distant 50 feet southeasterly from the intersection of Linden Avenue and Milligan Street; thence from said beginning point with the line of Lot 32, South 58 deg. 40 min. East, 145 feet to an iron pin in the northwest line of an alley; thence with said line, South 31 deg. 20 min. West, 50 feet to an iron pin, corner to lot 30; thence with the line of said lot, North 58 deg. 40 min. West, 145 feet to an iron pin in the southwest line of Linden Ave; thence with said line, North 31 deg. 20 min. East, 50 feet to the place of beginning; according to the survey of Batson and Himes, Engineers, Knoxville, Tennessee, dated 27 May, 1963.

BEING the same conveyed to Ida Mae Foster, Judy Lynn Foster and James Floyd Foster, dated July 1, 1974, in the Register's Office for Knox County, Tennessee. See also Affidavit of Descent in Instrument No. 201908260013724, in said Register's Office.

FIRST PARTIES do certify that the above described property is not used by her or a spouse or a dependent of either of them, as a principal place of residence.

HOWEVER, this conveyance is made subject to: All easements, covenants, restrictions and building setback lines of record; All matters of survey; anything an accurate survey would reflect; Easements, rights of way, overlaps and encroachments, whether arising from use and possession or otherwise, and whether evident on the ground or not.



Knox County Page: 1 of 3
REC'D FOR REC 08/26/2019 9:53:37AM
RECORD FEE: \$18.00
M. TAX: \$0.00 T. TAX: \$22.20
201908260013725

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR

AUG 26 2019

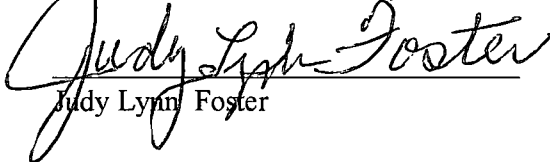
BY JOHN R. WHITEHEAD

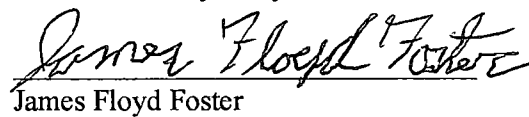
TOGETHER with the hereditaments and appurtenances thereto appertaining releasing all claims therein.

AND said First Parties for themselves and for their successors in interest do hereby covenant with the said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same and that said premises are free from all encumbrances, except outstanding 2014-2018 City taxes and 2008-2018 County taxes which Second Party assumes and agrees to pay, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

In this instrument in every case the plural shall include the singular and vice-versa and each gender the others.

IN WITNESS WHEREOF, this instrument has been executed on the day and year first above written.


Judy Lynn Foster


James Floyd Foster

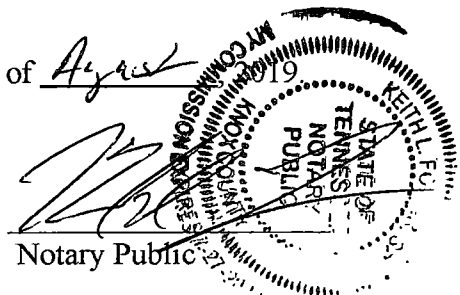
STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me the undersigned authority a Notary Public in and for said county and in said state, the within named Affiant, Judy Lynn Foster, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 20 day of August, 2019.

My commission expires: 7-27-22

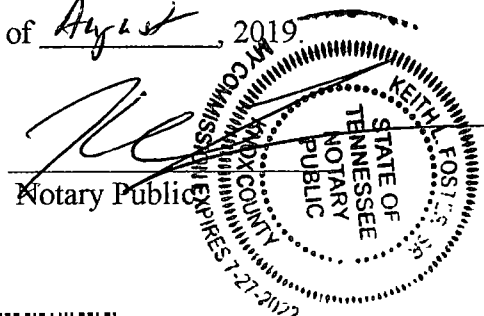
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Current owner and responsible taxpayer:

Seahorn Solutions, LLC
4006 Seahorn Ave
Knox, TN. 37914

who are responsible for payment of taxes.

Tax Code: ~~082015-017~~ 082FP-014

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ 600.00 ⁽¹⁰⁾ # 6,000.00

[Signature], Affiant

Subscribed and sworn to before me, this 20 day of 4

My Commission expires: 7-27-22

Notary Public [Signature]

