



3 PGS:AL-WARRANTY DEED	
TH BATCH: 70889	
02/14/2024 - 11:19:31 AM	0.00
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, UNION COUNTY  
**ANN RUSSELL**  
REGISTER OF DEEDS

*This instrument was prepared without the benefit of an examination of the title to the subject property, and the draftsman makes no warranties or representations concerning same.*

This Instrument Prepared by  
**K. David Myers, Attorney**  
105 Monroe Street  
Maynardville, Tennessee 37807

CLT Map 058J, Group E, parcel 005.00

**Special Warranty Deed**

THIS INDENTURE, made this 13<sup>th</sup> day of February, A.D., 2024, between

**AARON JAMES STEINER**, sole devisee under the Last Will and Testament  
of **Peggy Miller Steiner, deceased**,  
of Union County, Tennessee, First Party, and

**UNION COUNTY, TENNESSEE**, a county duly organized and acting under the laws of the  
State of Tennessee,  
Second Party,

**WITNESSETH:** that said First Party, for and in consideration of the sum of SIXTY THOUSAND DOLLARS (\$60,000.00) to him in hand paid by Second Party, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Second Party the following described premises, to wit:

Situated in the First Civil District of Union County, Tennessee and being a parcel of property located on the waters of the North Fork of Bull Run Creek within the corporate limits of the City of Maynardville, said parcel being located on the south side of Main Street opposite the Union County Court House between the alleys of Court Street and Church Street and being referenced to the property described in both parts of Tract Two of Warranty Deed Book Q-8, Page 706 as recorded in the Union County Register of Deeds office in Maynardville, said parcel being more particularly described as follows :

Beginning at an iron pin at a utility pole and phone box located at the intersection of the south edge of the right-of-way of Main Street with the east edge of the right-of-way of the alley known as Church Street, said pin being the northwest corner of the herein-described tract of land; thence leaving said corner and going with the meanders of the south edge of said right-of-way of Main Street North 56 Degrees, 57 Minutes, 38 Seconds East, a distance of 120.69 feet to an iron pin, said pin being a corner at the intersection of the south edge of said right-of-way of Main Street with the west edge of the right-of-way of the alley known as Court Street. Thence leaving said line of Main Street and going with the meanders of the west edge of said alley South 35 Degrees, 53 Minutes, 43 Seconds East, a distance of 312.03 feet to a point in the center of the North Fork of Bull Run Creek (witness marker set on north bank), said point being a corner in the northern boundary of the Wyrick property (X-9/441). Thence leaving said alley and going with the meanders of the center line of said creek the following courses : South 53 Degrees, 28 Minutes, 49 Seconds West, a distance of 77.84 feet; thence South 44 Degrees, 47 Minutes, 30 Seconds West, a distance of 65.19; thence South 16 Degrees, 19 Minutes, 27 Seconds West, a distance of 27.43 feet; thence continuing South 29 Degrees, 13 Minutes, 30 Seconds West, a distance of 12.45 feet to a point in the center of said creek, said point being a corner in the boundary of said Wyrick property (X-9/441). Thence leaving said creek and going with said line of Wyrick North 12 Degrees, 55 Minutes, 32 Seconds West, crossing a witness marker on the north bank for a total distance of 44.74 feet to an iron pin, said pin being the southeast corner of the property of Wolfe Enterprises, LLC (W-8/168, Plat Cabinet B, Slide 194A). Thence leaving said line of Wyrick and going with the eastern boundary of said Wolfe Enterprises North 25 Degrees, 32 Minutes, 02 Seconds West, a distance of 136.68 feet to an iron pin, said pin being the northeast corner of said Wolfe Enterprises parcel at the south edge of the bend of the aforesaid alley of Church Street. Thence leaving said line of Wolfe Enterprises and going with the eastern line of said alley North 31 Degrees, 48 Minutes, 35 Seconds West, a distance of 176.28 feet to an iron pin, said pin being the point of beginning. This parcel of land, being both parts of Tract Two of Warranty Deed Book Q-8, Page 706, contains 1.00 acre more or less according to the survey of Tony W. Crutchfield R.L.S. 1788 dated 11-13-2023.

The above-described tract of land is subject to the public use of an on-site spring as referenced in Warranty Deed Book V-2, Page 416.

The above-described tract of land is subject to the extents of the right-of-way of Main Street, the extents of the right-of-way of the Court Street alley, the extents of the right-of-way of the Church Street alley, and all existing utility infrastructure encumbering said parcel and serving other parcels in the vicinity.

The above-described tract of land is subject to a roadway encumbrance referenced in the second part of Tract Two of Warranty Deed Book Q-8, Page 706 recited as follows : "...except the present right of way used for the public road along the creek."

BEING the same property conveyed to Peggy Steiner from Sarah Stiner by Warranty Deed dated July 30, 1996, recorded in Deed Book "I", Series -6-, page 334, in the Register's Office for Union County, Tennessee, and see the Last Will and Testament of Sarah Williams Stiner recorded in Will Book 3, page 26, in the office of the Union County Clerk and Master.

For reference see Deed Book "Q", Series -8-, page 706, and Deed Book "R", Series -8-, page 64, in the Register's Office for Union County, Tennessee, and see the Last Will and Testament of Peggy Miller Steiner recorded in Will Book 5, page 34, in the office of the Union County Clerk and Master.

The property herein conveyed includes all of parcel 5 shown on CLT Map 58J, Group E, in the office of the Union County Property Assessor, and includes all improvements situated on the described property, any rights, privileges and easements, if any, appurtenant to the Property, including, without limitation, all water, mineral and air rights and rights of way related thereto, and Seller desires to sell and transfer the same to Purchaser all right, title and interest of Seller in and to all streets, alleys, and all road and avenues adjoining the real property.

First Party quitclaims to Second Party all of his right, title and interest in and to the Court Street alley, Church Street alley, and the alley and/or street along the north bank of Bull Run Creek.

Said property is improved by buildings having addresses of 902-908 Main Street, Maynardville, Tennessee 37807, and the property and improvements are conveyed "AS IS", without representation or warranty by First Party as to their condition and state of repair.

By this Special Warranty Deed, First Party covenants he has a good and lawful right to sell and convey the Property, and further that Seller will warrant and defend the title to said premises unto the Purchaser, his successors and assigns, against the lawful claims of all parties claiming by, through or under the Seller, but no further or otherwise, except as to the encumbrances, marketable fee simple title to the property, subject only to subdivision restrictions, covenants and servitudes of record, easements and other conditions as may appear of record or be shown on the applicable subdivision plat, if any, or otherwise, and zoning and other laws and ordinances applicable to the property.

This instrument was prepared without an examination of title unless provided by separate document, in which case such title opinion, if any, may only be relied upon by the person or persons to whom it is addressed, and is not to be relied upon by any other person or persons for any reasons or purposes whatsoever, and the preparer of this instrument otherwise makes no representations of any kind to any persons as to the status or quality of the title, or as to any restrictions, zoning, or fitness for any particular use, or the accuracy of the description, or of the legal disability or competency of any party to this instrument, or as to any other matters. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences of this transaction, and any affected party hereto is advised to seek the advice of a competent tax attorney or a certified public accountant with respect thereto prior to closing. The preparer of this instrument has not acted as Settlement Agent or Closing Agent with respect to this transaction unless same is documented by all customary Settlement Documents and Closing Statements, or as may be required in conformity with law, as applicable, and signed and fully executed by all necessary parties to such transaction.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Party, its heirs and assigns forever.

And said First Party, for himself and for his heirs, executors and administrators does hereby covenant with said Second Party, its heirs, and assigns, that First Party is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 Union County real property taxes which Second Party shall assume and pay, and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons claiming by, through, and under First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party hereunder set his hand and seal the day and year first above written.

  
AARON JAMES STEINER (A.S.)

STATE OF TENNESSEE  
COUNTY OF UNION

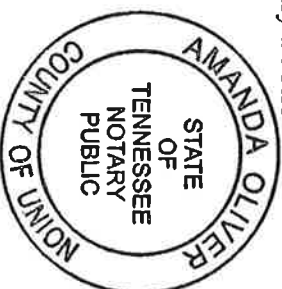
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **AARON JAMES STEINER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13<sup>th</sup> day of February, 2024.


My Commission Expires: May 4, 2024  
  
Notary Public

Property Owner and Responsible Taxpayer:  
Union County, Tennessee  
901 Main Street  
Maynardville, TN 37807

STATE OF TENNESSEE  
COUNTY OF UNION



I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is exempt TCA Section 67-4-409(e) & (f).

  
Affiant

Subscribed and sworn to before me this 13<sup>th</sup> day of February, 2024.

My Commission Expires: May 4, 2024  
  
Notary Public







