

IN THE CHANCERY COURT OF THE STATE OF TENNESSEE
THIRD JUDICIAL DISTRICT, SITTING AT ROGERSVILLE
LAND SALE NOTICE

RE: ESTATE OF WILLIAM EVERETTE BARRETT

NO. 2024-PR-21

In obedience to an order of the Chancery Court at Rogersville, TN, in the above-styled case, the following described property will be sold **ON THE PREMISES** on SATURDAY, the **22nd** day of **March, 2025**, beginning at 10:00 a.m., said order being entered November 7, 2024, ordering the Clerk and Master, as Special Commissioner, to sell the following real property:

PROPERTY DESCRIPTION: Abbreviated description per TCA 35-5-104(a)(2) commonly known as the following tax parcel. (However, the property description shall control in the event of any inconsistencies between the description and address or tax ID number.)

HAWKINS COUNTY:

Tax Parcel ID No.: 132-132-073.00

Address: 138 Church Lane, Mooresburg, TN 37811

INTERESTED PARTIES: Unknown Heirs of William Everette Barrett; Division of TennCare

MORE PARTICULARLY DESCRIBED, FROM PREVIOUS RECORDED DEED DESCRIPTION, AS FOLLOWS:

SITUATE in the Second Civil District of Hawkins County, Tennessee, and being all of Tract No. 1, as shown on map or plat entitled "EVERETT BARRETT PROPERTY", dated August 6, 2014, prepared by Gary Weems, RLS #1845, P. O. Box 274, Rogersville, Tennessee 37857, a copy of which is attached as an exhibit to Quitclaim Deed of record in Record Book 1190, page 756, in the Register's Office for Hawkins County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin (old) in the northern right-of-way line of Church Lane, common corner for property of Steve Gibson and Jack Trent (D.B.425, p. 567) and property herein described, said iron pin (old) being located 239.76 feet, more or less, to Rhea Circle and being 26.32 feet from the centerline of Church Lane; thence leaving Church Lane and with the line of Gibson and Trent, then Lot 8, Rhea Estates, then Lot 7, Rhea Estates, N. 01 deg. 37 min. 26 sec. W., 383.74 feet to a point in the line of Lot 7, Rhea Circle, common corner for property of James Dalton (D.B. 256, p. 433) and property herein described; thence with the line of Dalton, S., 87 deg. 12 min. 22 sec. E., 134.96 feet to a post; and S. 00 deg. 20 min. 11 sec. W., 295.05 feet to a post in the line of property of Charles Johnson (D.B. 409, p. 85); thence with the line of property of Johnson, N. 87 deg. 58 min. 52 sec. W., 20.38 feet to a post, common corner for property of Johnson and Tract No. 2 as shown on said map; thence with the line of Tract No. 2, N. 87 deg. 58 min. 52 sec. W., 67.21 feet to an iron rod (new), common corner for Tract No. 2 and property herein described; thence with the line of Tract No. 2, S. 00 deg. 52 min. 22 sec. W., 107.26 feet to an iron rod (new) in the northern right-of-way line of Church Lane; thence with the northern right-of-way line of said Church Lane, N. 56 deg. 05 min. 27 sec. W., 39.79 feet to the point of BEGINNING, containing 0.959 acre, more or less.

BEING part of the same property conveyed to Everett Barrett, by Warranty Deed executed by Oscar Dalton and Henry R. Price, Co-Executors of the Last Will and Testament of Rue D. Dalton, dated July 18, 1978, of record in the Register's Office of Hawkins County, Tennessee, in Deed Book 245, page 634. The said Everett Barrett, aka William Everette Barrett, died intestate on September 29, 2013.

SUBJECT to any and all matters as shown on the map referred to above including an encroachment of a gravel parking lot and gravel driveway for Tract 2 as shown on said map.

SUBJECT to an easement for the use of a driveway and parking lot in favor of adjoining (church) property being Tract No. 2 as shown on the map referred to above and as set out in Record Book 1188, page 208, in the Register's Office for Hawkins County, Tennessee.

Being Tax Parcel Identification No. 132-132-073.00

TERMS OF SALE

BID(s) SHALL NOT BE LEFT OPEN. Sale of real property will be 10% down day of sale with the remainder paid on or before 30 days from date of sale confirmation. Free from and in bar of the equity of redemption and all

statutory rights of redemption. Promissory note with approved security will be required of the purchaser and a lien on the land as further and additional security. **SALE IS SUBJECT TO CONFIRMATION OF HAWKINS COUNTY CHANCERY COURT.** The sale **IS NOT** contingent upon Buyer obtaining financing. Final financing approval must be obtained prior to sale.

ALL PROPERTY WILL BE SOLD "AS IS" WITH NO WARRANTIES AS TO THE CONDITION OF THE PROPERTY OR ANY IMPROVEMENTS OR FIXTURES THEREON OR THEREIN, AND WITH NO REPRESENTATION BEING MADE AS TO THE STATE OF THE TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE REAL PROPERTIES. (Said property will be sold subject to all rights-of-way and easements, applicable building/zoning regulations, any restrictive covenants, as well as any defects including structural defects and/or contamination, if any, which may exist. The Special Commissioner has undertaken NO inspections, examination or clean-up of the subject property.)

Brent Price, Special Commissioner 423-272-8150

3X 2/26; 3/5; 3/12