

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

RE: ESTATE OF BETTY SAMPSON

NO. 25PR-217

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 **1st** day of **August, 2026**, beginning at 10:00 a.m., said order being entered February 20, 2026, and Amended Order entered June 16, 2026, 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.: 032J-B-002.00 and 032-050.07

Address: 631 Pearl Street, Church Hill, TN 37642

INTERESTED PARTIES: Division of TennCare; Peggy Harrold; Juanita Williams; Patsy Dykes; Ruth Lemmons; Karen S. Cooper; Deborah Snapp; Timothy Garfield Simpson

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

PARCEL ONE:

SITUATE in the Ninth Civil District of Hawkins County, Tennessee, to-wit:

BEING a tract or parcel of land located at the intersection of the westerly side of Lloyd's Chapel Road and the northerly side of Pearl Street, and fronting 46.5 feet, more or less, on the said side of Loyd's Chapel Road, and 231 feet, more or less, on the said side of Pearl Street. The westerly line of said tract extends northerly from the said side of Pearl Street 100 feet, more or less, to its point of intersection with the northerly line of said tract which extends westerly from the said side of Lloyd's Chapel Road 254 feet, more or less.

BEING the same property conveyed to Robert Hensley and wife, Betty Joe Hensley, by Deed executed by Floyd Simpson and wife, Nina Simpson, dated August 2, 1967, of record in the Register's Office of Hawkins County, Tennessee, in Deed Book 149, page 36.

Being Tax Parcel Identification No. 032J-B-002.00

PARCEL TWO:

SITUATE in the Ninth Civil District of Hawkins County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the westerly sideline of Lloyds Chapel Road at the northwesterly corner for Hensley property; thence with Hensley property, S. 57 deg 57 min W., 252.0 feet to an iron pin, corner for Heath property; thence N. 41 deg 51 min 30 sec W., 1,089.52 feet to an iron pin in line of Lot 32, Deerfield Plantation; thence with said Lot 32, N. 28 deg 17 min E., 134.58 feet to an iron pin; thence with Lot 31, Deerfield Plantation, N. 18 deg 56 min 30 sec E., 450.0 feet to an iron pin; thence S. 30 deg 06 min E., 1,049.29 feet to an iron pin; thence S., 26 deg 00 min E., 98.32 feet to an X on rock; thence S. 86 deg 28 min E., 108.95 feet to an iron pin in the westerly sideline of Loyd's Chapel Road; thence along and upon said sideline of said road, S., 13 deg 31 min E., 225.28 feet to the point of BEGINNING, containing 10.48 acres, more or less, as shown on map of Division of Nina Simpson Property, dated December 19, 1990, revised January 21, 1991, by Tim Lingerfelt, Tennessee RLS No. 930, Kingsport, Tennessee.

EXCEPTED AND NOT CONVEYED HERewith is that 10.21 acres, more or less of record in Deed Book 404, page 305 in the Register's Office for Hawkins County, Tennessee.

BEING a portion of the same property conveyed to Betty Joe Simpson Hensley, by Deed executed by Nina Simpson, dated February 4, 1991, of record in the Register's Office of Hawkins County, Tennessee, in Deed Book 336, page 207.

IF APPLICABLE, SUBJECT to a certain 10-foot water line easement as set forth in Deed Book 314, page 147 in the Register's Office for Hawkins County, Tennessee.

Being Tax Parcel Identification No. 032-050.07

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

2X 7/8 and 7/15