

## PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and entered into by and between WILKO LLC, a Tennessee limited liability company ("Seller"), and DGA RESIDENTIAL, LLC, a Tennessee limited liability company ("Purchaser").

1. Description of Property. Subject to the terms of this Agreement, Seller shall sell to Purchaser, and Purchaser shall purchase from Seller all of the tracts or parcels of real estate more particularly described or depicted on Exhibit A attached hereto (collectively, the "Land"), together with all improvements and fixtures located thereon (collectively, the "Improvements") and all right, title and interest of Seller in and to (i) all plants, shrubs and trees located thereon, (ii) any land lying in or under any body of water or the bed of any street or road, open or proposed, adjacent to such Land, (iii) all easements, hereditaments and privileges appurtenant to the foregoing Land, (iv) all oil, gas, hydrocarbon and other minerals (whether similar or dissimilar) in, on or under, or that may be produced from, such Land, (v) all strips or gores, if any, between such Land and adjoining properties, (vi) all zoning rights, entitlements, air rights, development rights and water rights relating to the Land or Improvements, and (vii) all other rights, privileges and appurtenances in any way related to or for the benefit of the foregoing Land (the Land, the Improvements and all items listed in (i) through (vii) above are collectively referred to herein as the "Property").

2. Purchase Price. The purchase price of the Property is Three Million and No/100<sup>ths</sup> Dollars (\$3,000,000.00), and shall be payable as follows:

(a) An earnest money deposit in the amount of Fifteen Thousand and No/100<sup>ths</sup> Dollars (\$15,000.00) (the "Deposit") shall be paid by Purchaser to TALLENT Title Group, Inc., as escrow agent ("Escrow Agent"), within five (5) business days after the execution of this Agreement by all parties hereto; and

(b) An additional earnest money deposit in the amount of One Hundred Ten Thousand Dollars and No/100<sup>ths</sup> Dollars (\$110,000.00) (the "Additional Deposit") to be paid by Purchaser to Escrow Agent, within five (5) business days after Purchaser's receipt of a 2023 4% tax credit reservation letter (the "Reservation Letter") from Tennessee Housing Development Agency ("THDA"), if Purchaser does not first terminate this Agreement in accordance with Section 4 below; and

(c) the remaining balance shall be paid in immediately available funds at Closing.

When made, the Additional Deposit shall become a part of the Deposit and be applied as provided in this Agreement. Commencing on the first (1<sup>st</sup>) calendar day of each month after Purchaser's payment of the Additional Deposit, the Escrow Agent shall disburse to Seller a portion of the Deposit equal to \$7,000.00 (each, an "Interim Disbursement"). Subject to the terms of Section 15 hereof, such Interim Disbursements by the Escrow Agent shall continue until the earlier of (i) the date that Purchaser terminates this Agreement in accordance with Section 4 below, (ii) the date that the full amount of the Deposit has been disbursed, or (iii) the Closing Date. Notwithstanding the foregoing, the full amount of the Deposit shall be applied to the amount of the Purchase Price at the Closing regardless of disbursement of the Deposit as described in this paragraph.

3. Purchaser's Inspection. Upon the execution of this Agreement by both parties, Seller shall deliver to Purchaser copies of all existing surveys, title reports, title commitments, title policies, recent tax bills, environmental reports, soil reports, zoning documents, other testing reports and civil documents relating to the Property that are in Seller's possession or are otherwise available to Seller. In the event the transaction contemplated hereby shall not close, Purchaser shall promptly return the same to Seller. Seller grants Purchaser and Purchaser's agents, representatives and designees, the right to enter the

Property to inspect it, make soil test borings, conduct Phase I and Phase II environmental assessments, make drainage tests, make surveys, and make and perform other tests and inspections of the Property, provided that the foregoing shall not materially alter or damage the Property. Purchaser shall be liable to Seller for any damage, loss, and expenses (including reasonable attorney's fees) Seller incurs by reason of such activities; provided, however, that Purchaser's liability under this paragraph shall not include any damage, loss or expenses including reasonable attorney's fees arising from Purchaser's discovery of existing environmental conditions at the Property.

4. Due Diligence; Termination.

(a) Termination During Due Diligence Period. As used herein "Due Diligence Period" shall mean the period commencing on the effective date and continuing through 5:00 P.M. EST on the day that is one hundred twenty (120) days following the effective date. If Purchaser determines, in its sole discretion, before the expiration of the Due Diligence Period that the Property is unacceptable for Purchaser's purposes for any reason, or if Purchaser otherwise elects to not proceed with its purchase of the Property for any reason or for no reason, Purchaser shall have the right to terminate this Agreement by giving to Seller written notice of such termination on or before the expiration of the Due Diligence Period. If Purchaser delivers the aforementioned termination notice prior to the end of the Due Diligence Period, this Agreement shall terminate, and neither party shall have any further rights, obligations or liabilities hereunder except for those provisions that survive the termination of this Agreement. Upon timely termination of this Agreement pursuant to this Section 4(a), Purchaser shall be entitled to a refund of the Deposit, and Escrow Agent shall refund the Deposit to Purchaser; provided, however, Seller shall be entitled to retain from the Deposit, and Escrow Agent shall pay to Seller, the sum of \$100.00 as independent consideration for the transaction contemplated by this Agreement; provided, further, Purchaser shall not be entitled to a refund of the Deposit if Purchaser terminates this Agreement pursuant to this Section 4(a) after receipt of the Reservation Letter and making of the Additional Deposit and, in such event, such termination shall be deemed to be made pursuant to Section 4(b).

(b) Termination After Expiration of Due Diligence Period. If, following the expiration of the Due Diligence Period, Purchaser elects not to proceed with its purchase of the Property for any reason or for no reason, Purchaser shall have the right to terminate this Agreement by giving to Seller written notice of such termination. If Purchaser delivers the aforementioned notice of termination after the expiration of the Due Diligence Period, this Agreement shall terminate, and neither party shall have any further rights, obligations or liabilities hereunder except for those provisions that survive termination of this Agreement. Notwithstanding the foregoing, if Purchaser terminates this Agreement after the earlier of (i) expiration of the Due Diligence Period, or (ii) receipt of the Reservation Letter and making of the Additional Deposit, Seller shall be entitled to retain, and Escrow Agent shall pay to Seller, the Deposit as independent consideration for the transaction contemplated by this Agreement.

5. Title Exceptions. The Property shall be conveyed subject to the following title exceptions and no other:

(a) Current real estate taxes not yet due and payable.

(b) All survey matters and title exceptions approved (or deemed approved) by Purchaser pursuant to Section 6 below.

6. Title Insurance and Survey. Within 60 days following the effective date of this agreement, Purchaser shall obtain, at Purchaser's expense, a commitment for owner's title insurance issued by Escrow Agent, in the amount of the purchase price, naming Purchaser as the proposed insured. Purchaser shall cause to be issued at Closing, a policy of title insurance (most recent ALTA form) pursuant to said

commitment containing only those exceptions specified in Section 5 above. Without limiting the foregoing, at Closing, Seller shall satisfy all requirements set forth in the title commitment relating to the provision of good standing certificates, organizational documents and resolutions applicable to Seller and shall execute Escrow Agent's standard form Owner's Affidavit in order to cause all standard exceptions (except for the standard survey exception, which shall not be removed unless Purchaser obtains a survey in a form sufficient to remove such exception) to be deleted from said policy. In addition, Purchaser may obtain, at its own expense, a current survey of the Property.

If said title commitment or survey contains any exceptions or matters that are unacceptable to Purchaser, Purchaser shall give notice thereof to Seller. Within ten (10) days after the delivery of such notice to Seller, Seller shall give written notice to Purchaser of any such unacceptable matters that Seller will agree to cure prior to Closing. In the event there are any such unacceptable matters that Seller is unable or unwilling to remove by or on the Closing Date, Purchaser may, at its option, terminate this Agreement, or may waive its objections to any such title matters that Seller did not agree to cure and proceed to close without reduction in the purchase price. All exceptions set forth in such title commitment (except for those that Seller agrees in writing to cure pursuant to the procedure set forth above) shall be deemed to have been approved by Purchaser. Notwithstanding the foregoing, and regardless of whether Purchaser objects thereto, Seller shall cause all existing mortgages, deeds of trust and other monetary liens encumbering the Property to be paid off and released at Closing, and to the extent any such liens have not been paid off and released prior to Closing, the amounts necessary to cause such liens to be released shall be deducted from Seller's sale proceeds at Closing. In the event Seller fails to cure any title matter that it commits in writing to cure pursuant to the procedure set forth above, such failure shall constitute a default by Seller hereunder and Purchaser shall be entitled to exercise its remedies described in Section 15 below. The obligations of Purchaser hereunder are conditioned upon the title company at Closing being unconditionally committed to issue an owner's title insurance policy, subject only to matters approved by Purchaser hereunder.

7. Closing.

(a) The closing (the "Closing") shall take place in a location and at a date and time mutually acceptable to Purchaser and Seller, but in no event later than seventy-five (75) days after Seller's receipt of the Reservation Letter (the "Closing Date"). At Closing, Seller shall execute and deliver to Purchaser a good and valid special warranty deed conveying good and marketable fee simple title to the Property, subject only to the title exceptions described in Section 5 above, and Purchaser shall pay the balance of the purchase price (after first deducting the Deposit) to Seller. Purchaser and Seller shall also execute such certificates, non-foreign affidavits and other instruments as are reasonably requested by the other party in connection with the consummation of the transactions contemplated hereby. Seller shall deliver possession of the Property to Purchaser on the Closing Date, subject only to the title exceptions described in Section 5 above.

(b) Purchaser shall have the right to extend the Closing for one (1) additional period of thirty (30) days by delivering to the Escrow Agent, prior to the Closing Date then in effect, written notice and the sum of Fifteen Thousand and No/100<sup>ths</sup> Dollars (\$15,000.00) (the "Extension Deposit"). The Extension Deposit shall become a part of the Deposit and be applied as provided in this Agreement. Notwithstanding the foregoing, the Closing shall occur no later than August 31, 2023.

(c) Notwithstanding anything else to the contrary herein, Purchaser's obligation to close under this Agreement shall be subject to and conditioned upon Purchaser's receipt of the Reservation Letter.

8. Adjustments. Real estate taxes and assessments for the Property shall be apportioned and prorated as of the end of the day preceding the Closing Date. If the amount of such taxes for the year in which the Closing takes place is not known at the Closing, such taxes shall be estimated on the basis of the prior year's taxes, and if the actual amount of such taxes for the year of Closing are more than the estimated amount, Seller will pay Purchaser its pro rata share of such additional amount within ten (10) days of receipt by Seller of evidence of such increase; or, if the actual amount of such taxes is less than the estimated amount, Purchaser will refund Seller's pro rata share of such decrease within ten (10) days of the receipt of the assessment. The foregoing agreements shall survive the Closing.

9. Costs and Expenses; Preparation of Documents. Costs and expenses shall be apportioned in the following manner:

(a) Purchaser shall pay recording costs and recording taxes related to the recording of the Deed for conveying title as described herein. Purchaser shall pay all other recording costs, including but not limited to the costs for recording any mortgage or other security agreements for Purchaser's financing of the Property.

(b) Purchaser shall pay the premium for the title examination and title insurance to be furnished by Seller to Purchaser.

(c) Purchaser and Seller shall split equally all escrow fees and closing fees charged by Escrow Agent.

(d) Each party shall pay its own attorney's fees in connection with this transaction.

10. Condemnation. If any authority having the power of eminent domain shall commence negotiations with Seller, or shall commence legal action against Seller, for the damaging, taking, or acquiring of all or any part of the Property, either temporarily or permanently, in any condemnation proceeding or by exercise of the power of eminent domain, Seller shall immediately give notice of the same to Purchaser. Upon any such occurrence, Purchaser shall have the right, at its option, to terminate this Agreement by giving notice thereof to Seller on or before the Closing Date, in which event Purchaser shall be released of all further obligations hereunder and the Deposit shall be returned to Purchaser. If Purchaser does not so terminate this Agreement, the purchase price shall be reduced by the total of any awards, settlement proceeds or other proceeds received by Seller at or prior to Closing with respect to any such taking. At the time of Closing, Seller shall assign to Purchaser all rights of Seller in and to any unpaid awards, settlement proceeds or other proceeds payable by reason of any such taking. In the event of any negotiations regarding the payment of any such awards or proceeds, Seller will inform Purchaser of all such negotiations of which Seller has notice and will permit Purchaser to take part therein.

11. Seller's Covenants.

(a) Between the Effective Date and the earlier of the Closing Date or termination of this Agreement, Seller shall, at Seller's sole cost and expense: (i) perform all obligations of Seller under all applicable laws, statutes, codes, acts, ordinances, judgments, decrees, injunctions, rules, regulations, permits, licenses, authorizations, directions and requirements of all governmental authorities having jurisdiction over the Property ("Laws"); (ii) promptly deliver to Purchaser copies of all written notices of violations of Laws and promptly notify Purchaser of all judgments, claims and litigation affecting Seller or any part of the Property; (iii) promptly after the delivery

or receipt thereof, deliver to Purchaser copies of all notices concerning Seller or the Property, which relate to releases of hazardous materials affecting the Property or any actual or threatened condemnation of the Property or any portion thereof given by or on behalf of any federal, state or local agency, and copies of all other correspondence sent, filed, served on or received by Seller from any federal, state or local agency affecting the Property from and after the Effective Date; (iv) use commercially reasonable efforts to assist Purchaser, at no cost to Seller, in any re-zoning of the Property Purchaser deems necessary for Purchaser's intended use or development of the Property; (v) promptly notify Purchaser of the institution of any litigation, arbitration, administrative hearing before any court or governmental agency concerning or affecting the Seller, and/or the Property and of any such proceedings which are to Seller's knowledge threatened after the date hereof; and (vi) use commercially reasonable efforts to assist Purchaser, at no cost to Seller, in any application for financing for Purchaser's acquisition of the Property, including, but not limited to applications to THDA.

(b) Between the Effective Date and the earlier of the Closing Date or termination of this Agreement, Seller shall not do, suffer or permit, or agree to do, any of the following, except to the extent permitted under this Agreement: (i) sell, assign or otherwise convey, or create any right, title or interest whatsoever in or to the Property or any portion thereof or create or permit to exist any lien, assessment, encumbrance or charge thereon; (ii) enter into any contract or agreement that would be binding on Purchaser or the Property following the Closing; (iii) change or attempt to change the current zoning of the Property without Purchaser's prior written consent; or (iv) enter into any easement, servitude, covenant, restriction, or right of way for or burdening the Property, or any part thereof.

12. Seller's Warranties. Seller represents and warrants to Purchaser as follows:

(a) The Property is not subject to any pending litigation or condemnation proceeding and, to Seller's knowledge, none is threatened.

(b) The Property is not the subject of any outstanding sale contract or option to purchase in favor of a third party. There are no unrecorded contracts or agreements that will be binding upon Purchaser or the Property after the Closing. There are and there will be no parties in possession of any portion of the Property as lessees, and no other party has been granted an oral or written license, lease, option, purchase agreement or other right pertaining to the use, purchase or possession of any portion of the Property.

(c) The Property is not the subject of any administrative order or any judgment or decree, including any order concerning wetlands.

(d) Seller is the sole owner of the Property and has full right, power, and authority to execute this Agreement and to consummate the transactions contemplated hereby.

(e) There are no supplier, vendor, service provider, maintenance, management or similar contracts relating to the operation of or affecting the Property, or any other unrecorded agreements or contracts that will be binding upon Purchaser and/or the Property after the Closing.

(f) The Property is free of material violation of Laws, and Seller has received no written notice that the Property is in violation of any Laws. Seller has no notice of and is not aware of any violations of any restrictive covenants or other requirements affecting the Property.

(g) Neither the Seller nor, to Seller's knowledge, any other party has ever caused or permitted any "hazardous material" (as hereinafter defined) to be placed, held, located, or disposed of on, under, or at

the Property or any part thereof in forms or concentrations which violate applicable laws and regulations, and, to Seller's knowledge, neither the Property nor any part thereof has ever been used as a dump or storage site (whether permanent or temporary) for any hazardous material. As used herein, "hazardous material" means and includes any hazardous, toxic, or dangerous waste, substance, or material defined as such in, or for purposes of, the Comprehensive Environmental Response, Compensation Liability Act (42 U.S.C. Section 9601, *et seq.*, as amended) or any other "super fund" or "super lien" law or any other federal, state, or local statute, or law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability for standards of conduct concerning any substance or material, as presently in effect. The Property does not currently contain and, to the Seller's knowledge, has not in the past contained any underground storage tanks.

The foregoing warranties will survive the Closing. At Closing, Seller shall reaffirm the foregoing warranties to Purchaser in writing. Except for the warranties set forth above and in the closing documents required to be executed by Purchaser at Closing, the Property shall be conveyed on an as-is, where-is basis, it being understood by Purchaser that Seller is making no representations or warranties as to the physical condition of the Property. Seller agrees to defend and indemnify Purchaser against any claim, liability, damage or expense asserted against or suffered by Purchaser arising out of the breach or inaccuracy of Seller's Representations and Warranties set forth in Section 12 herein, which obligation shall survive the Closing.

13. Notices. Any notice required to be given hereunder shall be in writing and sent by hand delivery, nationally recognized courier service (such as FedEx) or United States certified mail, return receipt requested, in each case addressed to the parties at the addresses set forth below, or to such other address as either party may hereafter give the other, or by electronic mail to the email address provided herein, except that to be valid any electronic mail delivered notice must be made by providing a sign notice as an attachment to the electronic mail:

Seller's Notice Address:

Wilko LLC  
3248 Tazewell Pike, Ste. 102  
Knoxville, Tennessee 37918-2537

Purchaser's Notice Address:

DGA Residential, LLC  
3834 Sutherland Avenue  
Knoxville, Tennessee 37919  
Email: CraigC@DominionDG.com

With a copy to:

Bass, Berry & Sims PLC  
900 S. Gay Street, Suite 1700  
Knoxville, Tennessee 37902  
Attn: Russell Stair  
Email: rstair@bassberry.com

14. Brokers. Seller and Purchaser represent and warrant that there is no written agreement with or fee due to any broker in connection with the transaction contemplated herein. If any claim is made or

brought by any broker in connection with this transaction, the party whose agreement gave rise to such claim shall indemnify the other for any damage or expenses sustained in connection therewith, including, without limitation, reasonable attorney's fees.

15. Default. If the sale of the Property to Purchaser does not close as a result of default by Purchaser hereunder, Escrow Agent shall deliver the Deposit to Seller as liquidated damages as Seller's sole remedy to Purchaser's failure to close. If the sale of the Property to Purchaser does not close as a result of default hereunder by Seller, or if prior to Closing Purchaser becomes aware that any representation or warranty of Seller is untrue or inaccurate in any respect, Purchaser may, at its option, terminate this Agreement, in which event Escrow Agent shall refund the Deposit to Purchaser, or Purchaser may seek specific performance. In either such event, Purchaser shall also be entitled to recover its damages against Seller. Seller waives the right to assert the defense of lack of mutuality in any suit for specific performance instituted by Purchaser.

16. Assignment. At Purchaser's option, Purchaser may assign its rights hereunder without Seller's consent.

17. Headings. The Section headings are inserted for convenience only and are not intended to describe, interpret, define, or limit the scope or content of this Agreement or any provision hereof.

18. Miscellaneous. All prior understandings and agreements between the parties are null and void. This agreement supersedes any oral agreement or otherwise between the parties. This Agreement may be modified only by an agreement in writing signed by the parties. This Agreement shall apply to, bind, and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties. The "effective date" of this Agreement shall be the day it is last executed by Seller or Purchaser. Upon request by either party, Seller and Purchaser shall record a memorandum of this Agreement. This Agreement shall be governed by Tennessee law. Seller hereby agrees not to solicit, directly or indirectly, or entertain any offer or proposal from or to any third party, or furnish any financial or other information regarding the Property or engage in any discussions or negotiations with any third party regarding a sale, lease or other disposition of the Property. Purchaser shall have the exclusive right to market the Property. In addition to any other remedies available to Purchaser upon a breach of this Section 18, Purchaser shall have the right to seek equitable relief.

19. Expiration Dates. Any expiration date or other date on which a party hereunder is required to take any action that falls on a weekend (Saturday or Sunday) or a holiday shall move to the next business day. As used herein, the term "business day" shall mean a day that is not a Saturday, Sunday, or legal holiday for national banks in the location where the Property is located. Time is of the essence in the performance of this Agreement.

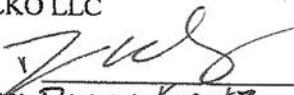
20. Execution in Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one Agreement. To facilitate execution of this Agreement, the parties may execute and exchange executed counterparts of the signature pages by e-mail.

[Signature page follows.]

IN WITNESS WHEREOF Seller and Purchaser have executed, or caused to be executed, this Agreement on the day and year written beside their signatures below.

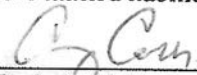
**SELLER:**

WILKO LLC

By:   
Name: Denny Koontz  
Title: LSL  
Date: February 9, 2023

**PURCHASER:**

DGA RESIDENTIAL, LLC,  
a Tennessee limited liability company

By:   
Name: Craig Cobb  
Title: Vice President  
Date: February 9, 2023



## EXHIBIT A

### Property Description

Situated in the Sixth Civil District of Knox County, Tennessee, identified on Tax Map 0162 as Parcel 062.00 in the Office of the Property Assessor for said County, BEARING THE ADDRESS OF 12320 Northshore Drive, Knoxville, TN 37934, more particularly described as follows:

Beginning at an existing iron pin in the Southeastern right-of-way line of S. Northshore Drive, corner with property of McCurry (DB 1554 PG 393), said point being 1,172 feet, more or less, from the point of intersection with Choto Road; thence continuing with the right-of-way line of S. Northshore Drive, North 21 degrees 42 minutes East 643.24 feet to a new iron pin, corner with Lot 3 of Porter and Overton Subdivision (Plat Cabinet K Slide 232-c); thence leaving the right-of-way line of S. Northshore Drive and with Lot 3 of Porter and Overton Subdivision, South 45 degrees 53 minutes 20 seconds East 887.85 feet to an existing iron pin, corner with Lakecove Subdivision - Unit 1 (Plat Reference No. 20070925-0026169); thence with Lakecove Subdivision - Unit 1, then property of C. Alex Farris (Deed Reference No. 2003-311-0080277), South 41 degrees 22 minutes 40 seconds West 704.09 feet to an existing iron pin; thence leaving property of Farris and with Lot 1R1R1 of The Markets at Choto (Plat Reference No. 20111-12-0019865), North 43 degrees 59 minutes 35 seconds West 165.40 feet to and existing iron pipe; thence continuing with Lot 1R1R1, then Lot 1R4R1 of the Markets at Choto, North 59 degrees 15 minutes 10 seconds West 246.31 feet to an existing iron pipe, corner with property of McCurry; thence with property of McCurry, North 34 degrees 32 minutes 20 sec, East 220.37 feet to an existing iron pipe; thence continuing with property of McCurry, North 59 degrees 35 minutes 40 seconds West 241.46 feet to the point of beginning, containing 11.65 acres according to the survey of Jim West Sullivan, TN RLS No. 1306 dated December 19, 2019, which survey express reference is here made.

Being the remainder of the property conveyed to Edwin T. Loy and wife, Hazel B. Loy by Warranty Deed dated June 19, 1959 by W.H. Prater and wife, Loraine Prater recorded in Book 1113 Page 459 in the Register's Office for Knox County, Tennessee;

Edwin T. Loy having since died on July 9, 2007, leaving Hazel B. Loy the surviving tenant by the entirety.

Hazel B. Loy (also known as H. Ruth B. Loy) having since died testate on January 17, 2019. Her Last Will and Testament having been probated in Docket No. P19-81390-2 in the Office of the Probate Court for Knox County, Tennessee. Article V - Disposition of Real Estate, specifically authorizes the Executrix named in said Will, to sell, convey, encumber, lease, manage or perform any act related to real property without the agreement, approval or acquiescence of the devisees, and to sell the real estate located at 12320 Northshore Drive, Knoxville, Knox County, Tennessee, by public, private or auction sale, without the necessity of Court order, as soon as economically feasible.

Being the same property conveyed to Brenda L. McCurry and Edwin T. Loy Jr., a 1/2 interest each as tenants in common by Executor's Quitclaim deed from Brenda L. McCurry, executrix of the Estate of Hazel B. Joy also known as H. Ruth B. Loy of record in Instrument No. 20200204-0051827 Register's Office for Knox County, Tennessee, dated January 31, 2020 and recorded on January 31, 2020.

Being the same property conveyed to Edwin T. Loy, Jr. and wife, Yaling Loy by Warranty deed from Brenda L. McCurry (married) and Edwin T. Joy, Jr. (married), a 1/2 interest in each as tenants in common of record in Instrument No. 20211104-0037433 Register's Office for Knox County, Tennessee, dated November 04, 2021 and recorded on November 11, 2021.

