

**This instrument prepared by:
J. Anderson Gass, Attorney
City of Knoxville
400 Main Street, Suite 699
Knoxville, TN 37902**

**Document No. 25-D-012
PARCEL ID NO: 082-JX-010**

QUITCLAIM DEED

THIS INDENTURE is made this ____ day of _____, 2025, between the CITY OF KNOXVILLE, a municipal corporation organized and existing under the laws of the State of Tennessee (“Grantor”), and Tiffany Foster and Reed Matthew Foster, 2525 Jefferson Avenue, Knoxville, Tennessee 37914 (collectively, “Grantee”).

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of \$100,000.00 in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the City, subject to the right of reversion hereinafter described, has quitclaimed and conveyed unto Grantee the following described premises:

SITUATED in District No. Two (2) of Knox County, Tennessee, and within the 15th Ward of the City of Knoxville, Tennessee, and being all of Lots 298 and 299 in Hazen’s Addition to Knoxville, Tennessee, as shown on the map of record in Map Book 5, page 248, in the Knox County Register’s Office, and being more bounded and described as follows:

BEGINNING at a point on the southeast corner of Polk Street and Washington Avenue, and extending in an easterly direction along the south side of Washington Avenue, 100 feet, more or less; thence in a southerly direction 140 feet, more or less, to an alley; thence along the north side of said alley to Polk Street; thence along the east side of Polk Street to the BEGINNING.

BEING the same property conveyed to the City of Knoxville by Order of Possession, Vesting Title & Requiring Payment of Taxes entered in the Circuit Court for Knox County Tennessee on April 19, 2022, and of record as Instrument No. 202204190080034 in the Register’s Office for Knox County, Tennessee.

Being known as 2100 Washington Avenue, Knoxville, Tennessee.

This conveyance is subject to compliance by Grantee with the obligations contained in the Homemakers Program Conditional Sales Agreement executed by Grantee on April 7, 2025, which is attached as Exhibit A (“Homemaker Agreement”), all obligations of which are incorporated into this deed as fully as if set out herein verbatim. By accepting this deed, Grantee, and Grantee’s heirs and assigns, agree to be bound by and fully perform such obligations, which shall be in full force and effect from the date of this deed until Grantee completes all of the activities described in the Homemaker Agreement, at which time Grantee shall request a Release and Certificate of Completion from the

City, which shall release the right of reversion and which shall be duly recorded in the Knox County Register of Deeds Office.

The property shall be forfeited and shall revert to the City if Grantee fails to comply with the terms and conditions of the Homemaker Agreement OR if Grantee violates any applicable provision of Title IV, Chapter 21, Part 6 of Tennessee Code Annotated relating to discrimination in housing and financing.

If Grantee fails to comply with any of the above-stated conditions, the property reverts to the City along with the earnest money payment of \$10,000.00. The reverter of title reserved by the City shall be subject to, and shall not impair, the lien of any trust deed securing the financing for the rehabilitation of the property in existence at the time of the breach resulting in the reversion.

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

APPROVED AS TO FORM:

CITY OF KNOXVILLE

CHARLES W. SWANSON
LAW DIRECTOR

BY: _____
INDYA KINCANNON
MAYOR

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Indya Kincannon, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Mayor of the City of Knoxville, a municipal corporation, and being so authorized executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and official seal this ____ day of _____, 2025.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF KNOX)

Responsible taxpayer/owner(s): Tiffany Foster and Reed Matthew Foster
2525 Jefferson Avenue
Knoxville, Tennessee 37914

I, Tiffany Foster, hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$100,000.00.

Affiant: _____

SUBSCRIBED to and sworn to before me this _____ day of _____, 2025.

My Commission Expires: _____ Notary Public _____

R:\AGass\Housing & Neighborhood Dev\Homemakers Program\2100 Washington Ave\QC Deed.docx