

4 PGS:AL-EASEMENT	
KRISTI BATCH: 182903	06/28/2022 - 01:30 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE OF TENNESSEE, ROANE COUNTY
SHARON BRACKETT
 REGISTER OF DEEDS

Prepared By:

Francis Davis
 200 N. ROANE ST.
 HARRIMAN, TN 37074



GWS Easement

For and in consideration of the sum of \$ 0 and/or other consideration paid, receipt of which is hereby acknowledged, I/we, SHANNON L. Alderson, 210 Capps Lane, Harriman TN. herein after referred to as the Grantor, grant unto the Harriman Utility Board (HUB), operating agency for the City of Harriman, Tennessee, a perpetual easement described as follows:

A strip thirty feet (30') in width, lying fifteen feet (15') on either side of the center line of a Gas, Water, or Sewer line to be installed on the herein after described property at location known and agreed to by the parties hereto; for the purposes of installing, operating, and maintaining said Gas, Water, or Sewer line, as well as rights of ingress and egress to and from said line for these purposes over the following described property:

Situated in the 01 Civil District of Roane County, Tennessee, being that the property owned by the Grantor and referenced by deed, or deeds, of record in the Office of the Registrar for Roane County, Tennessee, as described in Deed Book _____, Page _____, and shown on the Roane County Tax Map Number 0360, Parcel No. 065.00

This conveyance is made subject to the following restrictions and guidelines:

- A. No Building or other structure, other than fences, will be constructed or located within the described easement area, nor will trees be planted, or excavation conducted without the express written permission of the Harriman Utility Board (HUB).
- B. Initial right of way clearing shall be performed by the Grantor, or the party the line is being built to serve if different from the Grantor, according to the Harriman Utility Board (HUB) specifications.
- C. If underground facilities are to be installed, the right of way shall be cleared as described above. In addition, all stumps, rocks, or other obstructions shall be removed, and the entire thirty feet (30') easement area graded to within two inches (2") of final grade.
- D. The Harriman Utility Board (HUB) shall have the right to trim, cut, or remove any tree(s), shrub(s), or other obstruction(s) placed on said easement area which, in its opinion, interferes with the safe and efficient operation of its facilities.
- E. The Grantor reserved the right to use said easement area for any other purposes which do not interfere with the construction, installation, operation, maintenance, alteration, repairs, removal, etc. of the Gas, Water, or Sewer lines performed by the Harriman Utility Board (HUB), or its contractor.

The Grantor certifies that they are the owner of the afore-described property, and have a perfect right to enter in this agreement, and will defend the title to said property against any persons claiming otherwise.

This easement signed this 27th day of June, 2022

Signature of owner or owners:

Shannon Alderson

State of Tennessee, County of Roane

On June 27, 2022, Shannon K. Alderson personally appeared before me,

_____ who is personally known to me

whose identity I proved on the basis of TN DL#123740912

_____ whose identity I proved on the oath/affirmation of _____, a credible witness

to be the signer of the above instrument, and he/she/they acknowledged that he/she/they signed it.

Billy F. Davis
Notary Public

My commission expires 4-17-2024.

My Commission Expires
4-17-2024



State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

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County Number: 073

County Name: RUANE

Tax Year: 2022

Property Owner and Mailing Address**Jan 1 Owner:**

ALDERSON SHANNON L
 210 CAPPS LANE
 HARRIMAN, TN 37748

Property Location

Address: CAPPS LN 210

Map: 0360 Grp: C Ctrl Map: 0360 Parcel: 005.00 Pl: S/I: 000

Value Information

Reappraisal Year: 2020

Land Mkt Value: \$9,400

Improvement Value: \$67,100

Total Market Appraisal: \$76,500

Assessment %: 25

Assessment: \$19,125

General Information

Class:	00 - RESIDENTIAL		
City #:	320	City:	HARRIMAN
SSD1:	000	SSD2:	000
District:	01	Mkt Area:	H01
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	01 - PUBLIC - NATURAL GAS	Zoning:	

Subdivision Data

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

Additional Description**Building Information****Building # 1**

Improvement Type:	51 - SINGLE FAMILY	Stories:	1
Living/Business Sq. Ft.:	882		
Foundation:	02 - CONTINUOUS FOOTING	Floor System:	04 - WOOD W/ SUB FLOOR
Exterior Wall:	04 - SIDING AVERAGE	Structural Frame:	00 - NONE
Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	11 - CARPET COMBINATION

Interior Finish:	07 - DRYWALL	Paint/Decor:	03 - AVERAGE
Heat and A/C:	02 - WALL/FLOOR FURNACE	Plumbing Fixtures:	3
Bath Tile:	00 - NONE	Electrical:	03 - AVERAGE
Shape:	01 - RECTANGULAR DESIGN	Quality:	01 - AVERAGE
Act Yr Built:	1954	Condition:	A - AVERAGE

Building Areas:

Area: BAS Sq Ft: 882
Area: OPF Sq Ft: 114
Area: EPF Sq Ft: 112

Extra Features

Bldg/Card#	Type	Description	Units
1	CARPORT UNFINISHED DETACHED	21X13	1
1	UTILITY BUILDING	24X12	1

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
11/20/2018	\$87,500	1672	624	IMPROVED	WD	A
06/12/2015	\$63,400	1537	491	IMPROVED	WD	A
05/24/2013	\$30,000	1468	100	IMPROVED	WD	B
02/14/2011	\$40,000	1387	699	IMPROVED	WD	B
10/02/1990	\$18,600	N18	395	IMPROVED	WD	B

Land Information

Deed Acres: 0.00 **Calc Acres:** 0.00 **Total Land Units:** 0.27
Land Type: 01 - RESIDENTIAL **Soil Class:** **Units:** 0.27

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