

Prepared by: Rod Hamby
Company: Harriman Utility Board

Title: Electric General Foreman
Address: 200 N. Roane St. Harriman TN 37748



Roane County Tennessee, Sharon Brackett, Register
RECEIPT #: 214021 INSTRUMENT #: 19347

| | | | |
|----------------|-------|---------------|-------|
| CONSIDERATION: | 0.00 | EDP FEE: | 2.00 |
| MORTGAGE TAX: | 0.00 | REGISTER FEE: | 0.00 |
| TRANSFER TAX: | 0.00 | OTHER FEES: | 0.00 |
| RECORDING FEE: | 20.00 | TOTAL AMOUNT: | 22.00 |

EASEMENT
Record Book 2041 Page 9-12
4/6/2026 at 2:25PM

Electric Easement

For and in consideration of the sum of \$ -0- and/or other consideration paid, receipt of which is hereby acknowledged, I/we, Moore, Austin L & Giles Tawnee A, 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 twenty feet (20') in width, lying ten feet (10') on either side of the center line of an electric power distribution 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 electric power distribution 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 02 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 1898, Page 487, and shown on the Roane County Tax Map Number 027, Parcel No. 162.00.

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 planned 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 as follows:
 1. All trees and underbrush shall be cleared within the thirty foot (30') right of way, including any and all limbs protruding into said right of way so that the finished right of way shall be cleared from ground to sky.
 2. Any dead or leaning trees which may constitute a future hazard to the line shall also be removed or topped as necessary, even if they are outside the prescribed easement area.
- 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.

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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 electric distribution 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 7 day of July, 2025.

Signature of owner or owners:

Austin Moore
Tawnee Giles

State of Tennessee, County of Roane

On July 7, 2025, Austin Moore & Giles, Tawnee personally appeared before me,

_____ who is personally known to me

whose identity I proved on the basis of ID

_____ 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.

Windell W. Bullard
Notary Public

My commission expires My Commission Expires April 11, 2028






Property Detail

| | |
|--------------------|---------------------------------|
| County | ROANE |
| Owner | MOORE AUSTIN L & GILES TAWNEE A |
| Property Address | SWAN POND CIRCLE RD 771 |
| Parcel ID | 027 162.00 |
| Deeded Acreage | 0 |
| Calculated Acreage | 5.1 |

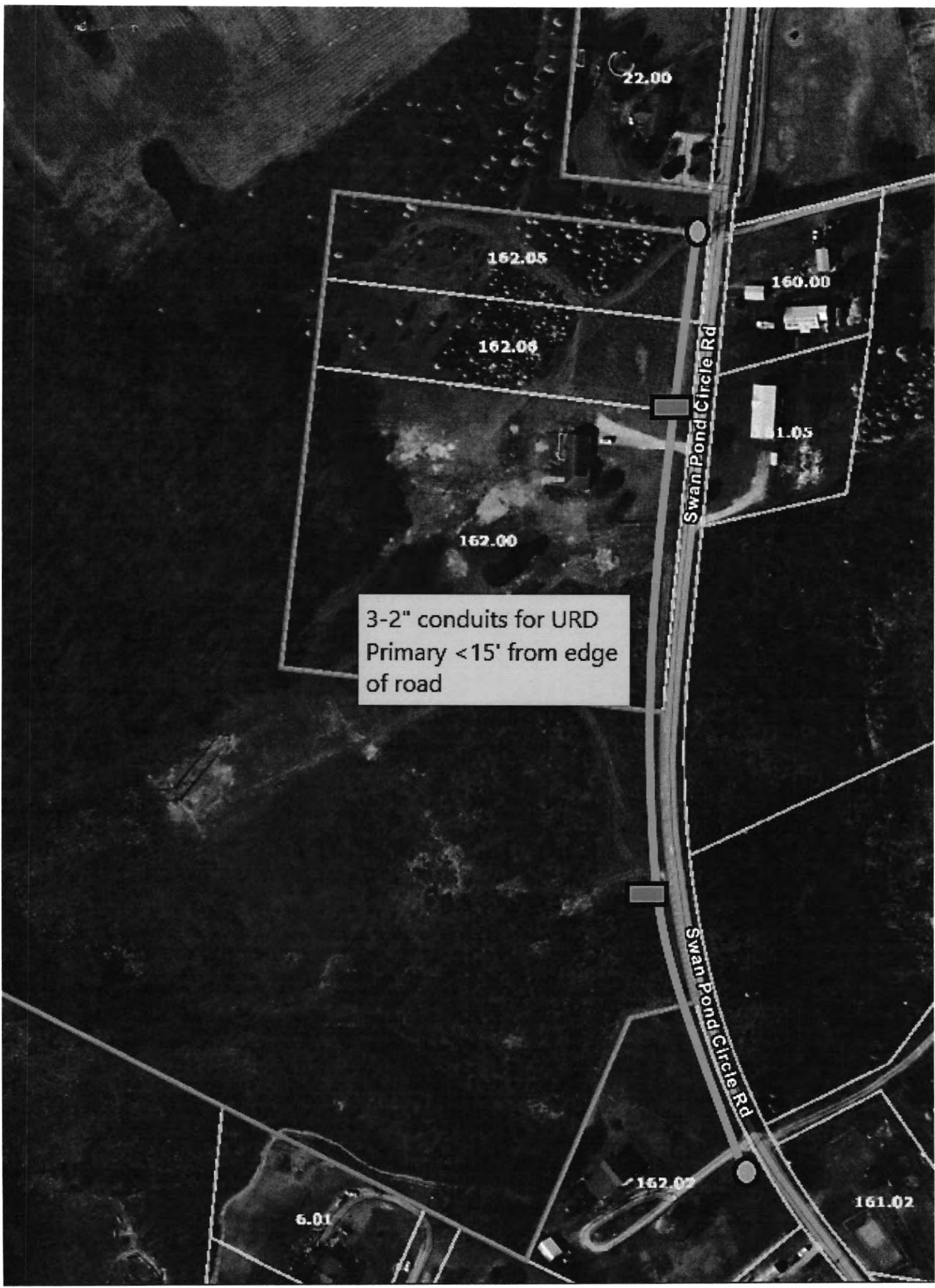
PROPERTY ASSESSMENT DATA

[CLICK HERE IF YOU HAVE A CONCERN ABOUT THIS PROP](#)

Parcel Highlight

 PRINT

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22.00

162.05

160.00

162.00

1.05

162.00

3-2" conduits for URD
Primary <15' from edge
of road

Swan Pond Circle Rd

Swan Pond Circle Rd

162.00

161.02

6.01