



State of Tennessee
Health Facilities Commission

Andrew Jackson Building
502 Deaderick Street, 9th Floor, Nashville, TN 37243
www.tn.gov/hfc Phone: 615-741-2364

RELOCATION EXEMPTION STAFF REVIEW

PROJECT NUMBER:	RE2607-004
NAME OF PROJECT:	Unicoi Co. Hospital approximately 300 feet from 110 Rocky Bottom Drive, Unicoi (Unicoi County), TN 37692
LEGAL OWNER:	Mountain States Health Alliance 400 N. State of Franklin Rd Johnson City (Washington County), TN 37604
SUBMITTER:	Susan Kennedy, AVP, Strategic Planning Ballad Health Susan.Kennedy@balladhealth.org
DATE FILED:	July 30, 2026

This staff review is an analysis of the statutory criteria, including data verification and accuracy of the original application and, if applicable, supplemental responses submitted by the applicant.

DESCRIPTION

This application is for the relocation of Unicoi County Hospital, a licensed hospital facility (license #119) from its current campus located at 2030 Temple Hill Road, Erwin (Unicoi County), Tennessee 37650 to a new site approximately seven miles to the North located at an unaddressed location near 100 Rocky Bottom Drive, Unicoi, TN 37692. The applicant estimates the project will be completed in 2029-2030.

The proposed replacement hospital is intended to replicate the full scope of services historically provided at the prior facility. Because the project represents a direct replacement necessitated by flood-related damage, no substantive modifications to the range or nature of clinical services are anticipated. The patient population has traditionally been drawn from Erwin, Tennessee, and the surrounding communities, and the selected site is designed to offer comparable convenience and accessibility. As a result, utilization patterns by ZIP code of residence are expected to align with longstanding historical trends, and the hospital's service area is not expected to expand beyond its established catchment region. Given the geographic distance from Erwin to other hospitals, the applicant anticipates continued stability in the service area consistent with prior experience.

No new service lines are being introduced, and therefore the applicant does not project attracting patients from a broader geographic area than previously served.

The replacement hospital will, however, materially improve access for residents who currently face extended travel times to Johnson City or other distant locations for inpatient and hospital-based services. Reestablishing hospital operations within the Erwin area removes this travel burden and restores timely, convenient access to essential local care.

The replacement hospital has been programmed to maintain the full clinical capabilities of the original facility, supporting uninterrupted continuity of care for residents of Unicoi County. The functional program is anchored by the following core capacities: Emergency Services consisting of 10 dedicated Emergency Department treatment rooms; Inpatient Care consisting of 10 licensed acute care beds; and Ancillary Services including imaging, pharmacy, dietary, and laboratory services consistent with the prior 10-bed/10-room operational model. A helipad will also be included at the new location

The proposed structure will replicate the prior facility's square footage and physical footprint, reconstructed on the Rocky Bottom Drive site using architectural plans consistent with those previously implemented at the 2030 Temple Hill Road campus located in Erwin, TN.

NEW LOCATION SITE CONTROL

The proposed facility will be located at an unaddressed location approximately 300 feet from 100 Rocky Bottom Drive, Unicoi (Unicoi County), TN 37692. The applicant has provided a copy of the deed for the 15.5-acre property identified as Attachment 5A.

The proposed new hospital will be constructed outside of any existing FEMA regulatory floodway, floodplain, and flood fringe. However, the site is near North Indian Creek. Due to that proximity to North Indian Creek, the applicant followed FEMA's guidance for critical facilities and recommendations from Ballad Health's insurer by constructing the hospital floor elevation 5 feet above the 500-year flood level. The grading plan also shows that the building, helipad, parking areas, and access drives for the replacement hospital will be situated outside the FEMA-regulated floodway, floodplain, and flood fringe.

A grading plan (C4.01) was provided showing the current FEMA floodway and floodplain boundaries for North Indian Creek

DISTANCE FROM ORIGINAL LOCATION TO NEW LOCATION

The new location is approximately 7 miles north of the existing location. The applicant states that the new site is conveniently located off Interstate 26 and will be a very visible landmark for anyone in need of hospital care.

SERVICE AREA

The applicant provided internal generated data to support Zip Code level projections for the period of July 2030 – June 2031. However, Hospital Discharge Data System (HDDS) was not requested through the Tennessee Department of Health, Office of Informatics and Analytics due to its limited value in analyzing potential changes to the applicant's utilization and payor mix projections.

PAYOR MIX

The applicant's projected payor mixes for the second full year of the project, July 2029 – June 2030 is the same as its historical utilization: Medicare (53.42%), TennCare/Medicaid (13.19%), Commercial (23.03%), Self-Pay (7.76%), and Other Sources (2.60%). This payor mix was confirmed through the most recent Joint Annual Report (July 2023 – June 2024).

CONSUMER ACCESS

The applicant notes that the hospital construction site options in Unicoi County are limited, particularly for locations with direct access to Interstate 26, which is essential for emergency transport and operational logistics. With these constraints in mind, the new site was selected and is located only about eight minutes from the former hospital, a small difference that is not expected to affect patient utilization or shift any part of the service area toward other facilities.

While the travel impact for residents in the southern portion of the county is expected to be minimal, the applicant explains that the new location will improve access for residents in northern Erwin, who will experience shorter travel times. The proximity to Johnson City also strengthens the hospital's ability to coordinate timely emergency transfers for patients who require higher-acuity services. Johnson City Medical Center, a tertiary hospital and a part of the Ballad Health system, is located 13.8 miles from the proposed site. Taken together, these improvements outweigh the modest travel increase for southern residents, and no mitigation measures are anticipated.

Submitted by

Holly Vickers, HFC
Health Planner/Quality Officer
Date: 08/06/2026



**State of Tennessee
Health Facilities Commission**

502 Deaderick Street, Andrew Jackson Building, 9th Floor, Nashville, TN 37243

www.tn.gov/hsda

Phone: 615-741-2364

hsda.staff@tn.gov

LETTER OF INTENT

A CERTIFICATE OF NEED RELOCATION EXEMPTION

The Publication of Intent is to be published in Erwin Record which is a newspaper of general circulation in Unicoi, Tennessee, on or before 07/29/2026 for one day.

This is to provide official notice to the Health Facilities Commission and all interested parties, in accordance with T.C.A. §68-11-1601 et seq., and the Rules of the Health Facilities Commission, that Unicoi County Hospital Replacement/Relocation, a/an Hospital owned by Mountain States Health Alliance, an affiliate of Ballad Health with an ownership type of Corporation (Not-for-Profit) and to be managed by itself intends to file a request for a Relocation Exemption for Existing Unicoi County Hospital Address: 2030 Temple Hill Road, Erwin, TN 37650 Proposed New Site Location: an unaddressed location at the terminus of Rocky Bottom Drive, Unicoi, TN 37692, approximately 300 feet from 110 Rocky Bottom Drive, Unicoi, TN 37692 Unicoi County Hospital (which was closed due to flooding from Hurricane Helene in 2024) has had its license placed in inactive status while rebuilding plans were evaluated and a new location was sought. A new parcel of land had now been identified and purchased, located at a currently unaddressed location off of Rocky Bottom Drive in Unicoi, TN 37692 (adjacent to 110 Rocky Bottom Drive). The new land, which is seven miles from the closed hospital, will also be directly accessible from Interstate 26. The replacement facility is set to have 10 acute care inpatient beds, which is identical to the bed count of the hospital license being held in inactive status..

The anticipated date of filing the request is 07/30/2026

The contact person for this request is AVP, Strategic Planning Susan Kennedy who may be reached at Ballad Health - 303 Med Tech Pkwy, Johnson City, Tennessee, 37604 – Contact No. 423-302-3377.

Susan Kennedy

07/24/2026

susan.kennedy@balladhealth.org

Signature of Contact

Date

Contact's Email Address

File this form at the following email address: hsda.staff@tn.gov.

The published Letter of Intent must contain the following statement: Any health care institution wishing to oppose a Certificate of Need Relocation Exemption application must file a written notice with the Health Facilities Commission no later than fifteen (15) days after the application, supporting documentation, and staff review have been posted on the HFC's website; any opposition must be limited to the basis for review detailed in HFC Rule 0720-10-.06. Written notice of opposition may be sent to: Health Facilities Commission, Andrew Jackson Building, 9th Floor, 503 Deaderick Street, Nashville, TN 37243 or email at hsda.staff@tn.gov.



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PUBLICATION OF INTENT

The following shall be published in the “Legal Notices” section of the newspaper in a space no smaller than two (2) columns by two (2) inches.

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED RELOCATION EXEMPTION

This is to provide official notice to the Health Facilities Commission and all interested parties, in accordance with T.C.A. §68-11-1601 et seq., and the Rules of the Health Facilities Commission, that Unicoi County Hospital Replacement/Relocation, a/an Hospital owned by Mountain States Health Alliance, an affiliate of Ballad Health with an ownership type of Corporation (Not-for-Profit) and to be managed by itself intends to file a request for a Relocation Exemption for Existing Unicoi County Hospital Address: 2030 Temple Hill Road, Erwin, TN 37650 Proposed New Site Location: an unaddressed location at the terminus of Rocky Bottom Drive, Unicoi, TN 37692, approximately 300 feet from 110 Rocky Bottom Drive, Unicoi, TN 37692 Unicoi County Hospital (which was closed due to flooding from Hurricane Helene in 2024) has had its license placed in inactive status while rebuilding plans were evaluated and a new location was sought. A new parcel of land had now been identified and purchased, located at a currently unaddressed location off of Rocky Bottom Drive in Unicoi, TN 37692 (adjacent to 110 Rocky Bottom Drive). The new land, which is seven miles from the closed hospital, will also be directly accessible from Interstate 26. The replacement facility is set to have 10 acute care inpatient beds, which is identical to the bed count of the hospital license being held in inactive status..

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**CERTIFICATE OF NEED
RELOCATION EXEMPTION REQUEST**

1A. Name of Facility, Agency, or Institution

Unicoi County Hospital Replacement/Relocation

Name

2030 Temple Hill Road

Unicoi

Street or Route

County

Erwin

Tennessee

37650

City

State

ZIP

www.balladhealth.org

Website Address

119 (inactive status)

License Number (If Applicable)

Note: The facility's name and address **must be** the name and address of the project and **must be** consistent with the Publication of Intent.

2A. Submitter

Allison Rogers

Chief Strategic Officer

Name

Title

Ballad Health

allison.rogers@balladhealth.org

Company Name

Email Address

303 Med Tech Pkwy

Street or Route

Johnson City

Tennessee

37604

City

State

ZIP

Employer

423-302-3378

Association with Owner

Phone Number

3A. Name of Owner of the Facility, Agency, or Institution

Mountain States Health Alliance, an affiliate of Ballad Health

Name

400 N State of Franklin Road

423-431-1000

Street or Route

Phone Number

Johnson City

Tennessee

37604

City

State

ZIP

4A. Type of Ownership of Control (Check One)

- ☐ Sole Proprietorship
- ☐ Partnership
- ☐ Limited Partnership
- ☐ Corporation (For Profit)
- ☒ Corporation (Not-for-Profit)
- ☐ Government (State of TN or Political Subdivision)
- ☐ Joint Venture
- ☐ Limited Liability Company
- ☐ Other (Specify)

5A. Legal Interest in the Site

Check the appropriate box and submit the following documentation.

The legal interest described below must be valid on the date of the Executive Director considers the exemption request.

- ☒ Ownership (Applicant or applicant's parent company/owner) – Attach a copy of the title/deed.
- ☐ Lease (Applicant or applicant's parent company/owner) – Attach a fully executed lease that includes the terms of the lease and the actual lease expense.
- ☐ Option to Purchase - Attach a fully executed Option that includes the anticipated purchase price.
- ☐ Option to Lease - Attach a fully executed Option that includes the anticipated terms of the Option and anticipated lease expense.
- ☐ Letter of Intent, or other document showing a commitment to lease the property - attach reference document
- ☐ Other (Specify)

EXECUTIVE SUMMARY

1E. Overview

Please provide an overview not to exceed **ONE PAGE** in total explaining each item point below.

- **Service Area** – Address if at least ninety-five percent (95%) of patients to be served are reasonably expected to reside in the same zip codes as the existing patient population.

RESPONSE: Due to significant damage suffered during Hurricane Helene in September 2024, Unicoi County Hospital has been closed and its hospital license has been entered into inactive status. To rebuild the facility and restore services to the county, this project proposes relocating Unicoi County Hospital from the former location at 2030 Temple Hill Road in Erwin, TN to a new parcel of land located off of Rocky Bottom Drive in Unicoi, TN. Both the former location and the new location are within Unicoi County, TN and are located approximately 7 miles apart. The relocation of this hospital will allow the facility to be rebuilt and acute hospital services to be re-established within the county. Due to the close proximity of the new location, no changes to the service area are anticipated. The new facility will continue to serve residents within the same zip codes as before.

- **Medicaid/TennCare Participation** – Address any changes as a result of the relocation.

RESPONSE: No changes to Medicaid/TennCare participation will result from this relocation. Unicoi County Hospital will continue to participate in these programs after the implementation of this project.

- **Access to Consumers** – Address if the relocation will reduce or impact access to consumers, particularly those in underserved communities; those who are uninsured or underinsured; women and racial and ethnic minorities; TennCare or Medicaid recipients; and low income groups.

RESPONSE: Relocating Unicoi County Hospital to the new parcel of land off of Rocky Bottom Drive in Unicoi, TN (approximately 300 feet from the Walmart located at 110 Rocky Bottom Drive) will allow for the restoration of hospital services within a rural county following the devastation of Hurricane Helene in 2024. The proposed location is conveniently located off of Interstate 26 and will be a very visible landmark to anyone in need of hospital care.

2E. Patients by Zip Code

Complete the following tables, if applicable.

Current Location (Latest Full Year) Year 2023 Beginning Month July

Service Area ZIP Codes	Historical Utilization - ZIP Code Patients	% of Total Current Patients
28753	13	2.25
37641	10	1.73
37681	5	0.87
37659	13	2.25
37650	386	66.90
37657	31	5.37
28740	6	1.04
37601	9	1.56
37692	76	13.17
28754	28	4.85

Total	577	95% or More
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Proposed Location (2nd Full Year of Operation) Year 2029 Beginning Month July

Service Area ZIP Codes	Projected Utilization - ZIP Code Patients	% of Total Projected Patients
37659	15	2.54
37692	105	17.80
37641	10	1.69
37657	31	5.25
28754	20	3.39
37650	379	64.24
37681	5	0.85
28740	5	0.85
28753	10	1.69
37601	10	1.69

Total	590	95% or More
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3E. Payor Mix

List the provider's participation in state and federal revenue programs including a description of the extent to which Medicare, TennCare/Medicaid, and medically indigent patients that are currently being served at the current location. Additionally, report the estimated gross operating revenue dollar amount and percentage of projected gross operating revenue anticipated by payor classification for the second full year of new proposed location by completing the table below.

Payor Mix, Current Location (Latest Full Year) Year 2023 **Beginning Month** July

Payor Source	Gross Operating Revenue	% of Total
Medicare/Medicare Managed Care	\$43,364,315	53.42%
TennCare/Medicaid	\$10,706,007	13.19%
Commercial/Other Managed Care	\$18,693,444	23.03%
Self-Pay	\$6,295,222	7.76%
Other (Specify) <u>worker's comp, railroad plans, etc.</u>	\$2,113,658	23.03%
Total	\$81,172,646	100.00%
Charity Care	\$1,051,073	

Payor Mix, Proposed Location (2nd Full Year of Operation) Year 2029 **Beginning Month** July

Payor Source	Gross Operating Revenue	% of Total
Medicare/Medicare Managed Care	\$52,709,596	\$53.42
TennCare/Medicaid	\$13,013,218	13.19%
Commercial/Other Managed Care	\$22,721,998	23.03%
Self-Pay	\$7,651,882	7.76%
Other (Specify) <u>worker's comp, railroad plans, etc.</u>	\$2,569,165	2.60%
Total	\$98,665,859	100.00%
Charity Care	\$1,677,320	

4E. Publication

A proof of publication of notice of the exemption request is required in a newspaper of general circulation in both the county of the existing facility or service and the county where the service or facility is to be relocated.

Attach the full page of the newspaper in which the notice of intent appeared with the mast and dateline intact or submit a publication affidavit from the newspaper that includes a copy of the publication as proof of the publication of the letter of intent.

YOUR CLASSIFIEDS

Legals

IN THE PROBATE COURT FOR UNICOI COUNTY, TENNESSEE

IN RE: THE ESTATE OF
HAZEL MARIE LEACH

Probate Case No.: PR-1891

NOTICE TO CREDITORS
(Deceased)

Date of Death - 01/22/26

Notice is hereby given that on the **10th day of July, 2026**, letters of testamentary (or of administration as the case may be) in respect of the estate of **HAZEL MARIE LEACH** the clerk of the probate court of Unicoi County, Tennessee were issued. All persons, resident and nonresident, having claims, matured or unmatured, against the estate are required to file the same with the clerk of the above named court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred:

(1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of this notice to creditors at least sixty (60) days before the date that is four (4) months from the date of the first publication (or posting); or

(B) Sixty (60) days from the date the creditor received an actual copy of the notice to creditors if the creditor received the copy of the notice less than sixty (60) days prior to the date that is four (4) months from the date of first publication (or posting) as described in (1) (A); or

(2) Twelve (12) months from the date the decedent's date of death.

This the 10th day of July, 2026.

JAMES LEACH
Personal Representative
of the estate of
HAZEL MARIE LEACH

DARREN S. SHELTON
Circuit Court Clerk

HUNTER HOWELL
Attorney

PUB. 2T: 7/22/26, 7/29/26

Legals

ORDER PUBLICATIONS
NON-RESIDENT

STATE OF TENNESSEE
Chancery Court of
Unicoi County
At Erwin

CIVIL ACTION NO. 8750-C

SPENCER LEONARD
ROBNOLTE, and wife,
SARAH LEIGHANN
FLIS ROBNOLTE,
Petitioners,

v.

TYLER TAYLOR,
and UNKNOWN FATHER,
Respondents.

IN THE MATTER OF:
BETHANY LEIGHANN FLIS

PUBLIC NOTICE
Town of Unicoi, TN, Board of Mayor & Aldermen
Ordinance(s) Passed and Public Hearing(s) Held -
July 20th, 2026

The following Ordinances were considered and adopted, with a quorum present, by the Town of Unicoi Board of Mayor and Aldermen on July 20th, 2026:

Ordinance # 2026 - 349
An Ordinance of the Town of Unicoi, Board of Mayor and Aldermen to Revise and Replace the Town of Unicoi Zoning Ordinance

Seth Miller, CMFO
City Recorder
Town of Unicoi

PUB1T: 7/29/2026

NOTIFICATION OF INTENT TO APPLY FOR A CERTIFICATE OF NEED RELOCATION EXEMPTION

This is to provide official notice to the Health Facilities Commission and all interested parties, in accordance with T.C.A. §68-11-1601 et seq., and the Rules of the Health Facilities Commission, that Unicoi County Hospital Replacement Facility, a Hospital owned by Mountain States Health Alliance, an affiliate of Ballard Health, with an ownership type of Corporation (Not-for-Profit) and to be managed by itself intends to a request for a Relocation Exemption for the replacement Unicoi County Hospital from the previous location at 2030 Temple Hill Road, Erwin, TN 37650 (Unicoi County) to a currently unaddressed location at the terminus of of Rocky Bottom Drive, Unicoi, TN 37692 (Unicoi County), approximately 300 feet from 110 Rocky Bottom Drive, Unicoi, TN 37692.

The anticipated date of filing the request is 07/30/2026.

The contact person for this request is Chief Strategic Officer, Allison Rogers, who may be reached at Ballard Health - 303 Med Tech Parkway, Suite 370, Johnson City, TN 37640 - Contact No. 423-302.3378.

The published Letter of Intent must contain the following statement: Any health care institution wishing to oppose a Certificate of Need Relocation Exemption application must file a written notice with the Health Facilities Commission no later than fifteen (15) days after the application, supporting documentation, and staff review have been posted on the HFC's website; any opposition must be limited to the basis for review detailed in HFC Rule 0720-10-.06. Written notice may be sent to: Health Facilities Commission, Andrew Jackson Building, 9th Floor, 502 Deaderick Street, Nashville, TN 37243 or email at hdsa.staff@tn.gov.

PUB1T: 7/29/2026

Legals

It appearing from the petition which is sworn to, that the Respondents, Tyler Taylor and Unknown Father, are non-residents of the State of Tennessee and/or their whereabouts are unknown, and that personal service of process cannot be had upon them; service of process by publication having been ordered, they are hereby required to answer the Petition in writing. Said answers can be made by you or your attorney, on or before the 4th day of September, 2026, the same being within thirty (30) days after the Fourth Notice of this Suit, and if you fail to do so, a judgment will be entered for the Petitioners as demanded. It is further ordered that this notice shall be published in *The Erwin Record*, a newspaper of general circulation, once weekly for four consecutive weeks, beginning July 15, 2026.

This 8th day of July, 2026.

TERESA W. SIMERLY
CLERK & MASTER

PUB4T: 7/15/26, 7/22/26, 7/29/26, 8/5/26

SERVICE DIRECTORY

130 Home Improvements

GENERAL HOME REPAIR
Painting, Carpentry,
Electric, Plumbing,
Rental Cleanout & Repairs
"I charge less for people who can't afford the going rate"
Call Ralph @ 423-524-2315

MERCHANDISE

305 Garage Yard Sales

YARD SALE

HAVING A YARD SALE? MAKE SURE EVERYONE SEES IT IN THE ERWIN RECORD!

Place your Yard Sale ad in the Erwin Record for just **\$11.50** - includes up to 16 lines of text to showcase everything you're selling!

Deadline: Monday at 3:00 pm.

Want your ad to REALLY stand out? Add an **Attention-Getter graphic or color background** like the one used in this ad for just **\$2.00 each!**

Turn your clutter into cash. Advertise your Yard Sale in the Erwin Record, where buyers are already looking!

BUSY DAYS? Take five minutes to relax with the latest news on what's in classified

MERCHANDISE

305 Garage Yard Sales

Yard Sale July 30,31 August 1 at 327 Scott Road Unicoi TN take 107 towards Bula-dean NC on Limestone Rd turn right at Scott's Farm Market. For sale: exercise bike bicycle tree stands fishing and quilting equipment books flower arrangements and misc

CLASSIFIED
The way to Sell!

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

Notice is hereby given that on the 19th day of August, 2026 beginning at 2:00 p.m. local time on the front steps of the Unicoi County Courthouse located at 100 North Main Avenue in Erwin, Tennessee, the undersigned, in its capacity as Substitute Trustee, having been so appointed by an Appointment of Substitute Trustee of record in the Register's Office for Unicoi County, Tennessee in Book 505, Page 262, to which reference is expressly made, under Deed of Trust executed by Mary E. Hamby and Bryan W. Hamby (collectively "Grantors") to the Trustee, Douglas K. Shults, dated April 13, 2010 ("Deed of Trust"), of record in said Register's Office in Book 341, Page 122, to which reference is expressly made; and by reason of default in the payment of the obligations secured by the Deed of Trust, and the performance of the covenants contained therein, will sell at public auction to the highest bidder for cash, the interests conveyed to said Substitute Trustee by the Deed of Trust against the real property therein described (the "Property"), to-wit:

Located, lying and being situated in the Third Civil District of Unicoi County, Tennessee, and more particularly described as follows:

"BEGINNING at an iron pin at the point of intersection of the southerly side of West Buffalo Street with the easterly side of Ford Street; thence along the southerly side of West Buffalo Street, N. 54-00 E., a distance of 62.50 feet to an iron pin; thence leaving West Buffalo Street and along a new line across the approximate center of Lot 89, of the D. W. Wilson Farm, S. 31-30 E., a distance of 190.00 feet to an iron pin; thence along the dividing line between Lots 137 in part, Lot 136 and 135 with Lots 89 in part, Lot 90 and 91, S. 54-00 W., a distance of 62.50 feet to an iron pin in the easterly side of Ford Street; thence along said side of said Street, N. 31-30 W., 190.00 feet to the point of BEGINNING; and being all of Lots 90 and 91, and the westerly one-half of Lot 89, of the Subdivision of D. W. Wilson Farm, as shown by Map Book 1, Page 43, in the Register's Office for Unicoi County, Tennessee, and as shown by survey of William C. Hawk, Tennessee No. 928, dated January 23, 1991."

REFERENCE: Being the same property which Douglas Allan Correll and wife, Freddie Correll, Katelynn Hope Correll and Amanda Marie Correll conveyed to Mary E. Hamby by deed dated April 13, 2010, recorded in Book 341, Page 118 of the Unicoi County, Tennessee, Registry.

Unicoi County Assessor's Control Map 23J, Group C, Parcel 001.00

Address: 523 Birchfield Street, Erwin, Tennessee 37650

The foregoing Unicoi County Assessor's and address references for the Property are believed to be correct. Such references, however, are not part of the Property's legal description, and in the event of any discrepancy, the legal description stated in this notice shall be controlling.

Grantor waived all rights of homestead, equity of redemption, statutory right of redemption and relinquished all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property.

The Property is being sold subject to any setbacks, restrictions, reservations, requirements, and conditions of record applicable to the Property, which may include, but is not limited to, the accuracy of reservations and easements shown on that plat The D. W. Wilson Farm at Erwin, Unicoi County, Tennessee dated September 1944 recorded in the Register's Office for Unicoi County, Tennessee in Map Book 1, Page 43, to which reference is expressly made. The sale of the Property is further subject to deeds of easement, etc., if any, any issue that a survey or visual inspection of the Property may identify, and any unpaid city and/or county real estate taxes or personal property taxes owed against the Property.

TERMS OF SALE: CASH or CERTIFIED GOOD FUNDS ONLY (10% deposit due on day of sale, balance due in full at closing within fifteen (15) days from day of sale). Any purchaser shall pay all recording fees and taxes, examination of title settlement fees, and all costs of conveyance, including the fee for drafting of a Substitute Trustee's Deed to convey the Property. The Substitute Trustee's Deed shall be made without any covenant or warranty either express or implied. The sale of the Property is subject to the rights of any occupants in possession. It shall be the successful purchaser's responsibility to obtain possession of the Property at his/her/its own expense.

THIRD-PARTY INTERNET POSTING WEBSITE:
foreclosuretennessee.com

OTHER INTERESTED PARTIES: None shown of record

The Property, and all improvements thereon, if any, will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS** without warranties or representations of any kind. The aforesaid sale may be postponed to a later date or time by oral announcement at the time and place of the published sale or cancelled without further notice or publication.

The Substitute Trustee reserves the right to take or accept the next highest or best bid at sale should the last and highest bidder fail or refuse to comply with the terms of sale for any reason. The Substitute Trustee also reserves the right to reopen the bidding or republish and sell the Property at its option. The beneficiary named in the Deed of Trust may become the purchaser at the sale. The Substitute Trustee shall apply the sale proceeds in accordance with the provisions of the Deed of Trust. The Substitute Trustee reserves the right to waive the deposit requirement, to extend the period within which the purchaser(s) is to make full payment, to withdraw the Property from sale at any time prior to the termination of bidding, to keep the bidding process open for any length of time, to reject all bids, or to rescind the sale. Should the Substitute Trustee rescind the sale of the Property for any reason, any purchaser will only be entitled to the return of any money paid towards the purchase price and that purchaser will have no other recourse either in law or equity.

The Substitute Trustee reserves the right to conduct the sale by or through its agents or attorneys acting in its place or stead, including the use of an auctioneer.

THIS FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This 22nd day of July, 2026.

/s/ Steven C. Huret, CM
HURET LAW FIRM PLLC, Substitute Trustee

HURET LAW FIRM PLLC
313 Princeton Road, Suite 6
Johnson City, TN 37601
(423) 430-8500
www.huretlaw.com

Publish 2T in Erwin Record: 7/29/2026; 8/5/2026

REAL ESTATE

780 Real Estate Wanted

WANTING TO BUY
One acre of land for a building lot in Unicoi, outside Erwin city limits.
Please contact
423-791-1946

A MOVE into a new home or apartment is a very real possibility-if you shop for it in today's classifieds.

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Cash For Collector Cars-Send photos and a price.We pick up from you.Call or text Tobin at (828) 505-6523

Thank you for advertising in the Classifieds!

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust dated **December 8, 2023**, executed by **Ezra Franklin Osborne and wife, Hannha Osborne**, to Express Title and Closing as Trustee, for Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for City First Mortgage Services, LLC, its successors and assigns, and appearing of record on **December 12, 2023**, in the Register's Office of Unicoi County, Tennessee, at Book 476, Page 576, and Instrument Number 23002285.

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to **Lakeview Loan Servicing, LLC**, the party entitled to enforce said security interest; and having appointed Clear Recon LLC, the undersigned, as Substitute Trustee by instrument filed or being filed for record in the Register's Office of Unicoi County, Tennessee, with all of the rights, powers, and privileges of the original Trustee named in said Deed of Trust.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Deed of Trust, and that the undersigned, Clear Recon LLC, as Substitute Trustee or his duly appointed agent, by virtue of the power, duty, and authority vested and imposed upon said Substitute Trustee will, on **August 31, 2026, at 11:00 AM**, local time, at the front door of the Unicoi County Courthouse, 100 North Main Avenue, located in Erwin, Tennessee, proceed to sell at public outcry to the highest and best bidder for cash or certified funds ONLY, paid at the conclusion of the sale, the following described property situated in Unicoi County, to wit:

The land referred to herein below is situated in the County of Unicoi, State of Tennessee, and is described as follows:

Exhibit A

Land in Unicoi County, Tennessee, being Lot Nos. 21, 22, 23 and 24 in Block "D", Section 2 of the Evergreen Addition to the Town of Erwin, Tennessee, as shown by map of record in Deed Book No. 40, Page 297, Register's office for Unicoi County, Tennessee.

Said lots front 25 feet each on the southwest side of Madison Street and extends back between parallel lines 140 feet to an alley in the rear.

Being the same property conveyed to Joseph Scott Metcalf and wife, Amanda Metcalf, by Warranty Deed from Charlotte Ann Ray Silvers Shelton, Keith Silvers and Amy Foster, dated September 8, 2022 and recorded on September 9, 2022 in Book 463, Page 326, Register's Office for Unicoi County, Tennessee.

Being the same property conveyed to Yoni Salas by Warranty Deed from Joseph Scott Metcalf and wife, Amanda Metcalf, dated November 17, 2023 and recorded on November 22, 2023 in Book 475, Page 1036, Register's Office for Unicoi County, Tennessee.

Being the same property conveyed to Ezra Franklin Osborne and wife, Hannha Osborne from Yoni Salas by Warranty Deed, dated December 8, 2023 in Book 476, Page 572, Register's Office for Unicoi County, Tennessee.

Being known as 127 Madison Street, Erwin, TN 37650

Tax ID: Map 031J, Group K, Parcel 005.00

Parcel ID: 02-031-J -031-J -K-005.00- - 000

Commonly known as 127 Madison St Erwin, TN 37650

The street address and parcel number(s) of the above described property are believed to be correct; however, such references are not a part of the legal description of the property sold herein, and, in the event of any discrepancy, the legal description herein shall control

This sale is subject to tenant(s)/occupant(s) rights in possession.

This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above-referenced property: **Ezra Franklin Osborne and Hannah Osborne**.

Notice of Sale Published On-line at
HTTPS://BetterChoiceNotices.com

If the United States or the State of Tennessee have any liens or claimed lien(s) on the Property, and are named herein as interested parties, timely notice has been given to the applicable governmental entity, and the sale will be subject to any applicable rights of redemption held by the entity as required by 26 U.S.C. § 7425 and/or Tennessee Code § 67-1-1433.

All right and equity of redemption, statutory and otherwise, homestead, and dower are expressly waived in said Deed of Trust, and the title is believed to be good; however, the undersigned will sell and convey only as Substitute Trustee.

The transfer shall be AS IS, WHERE IS, AND WITH ALL FAULTS, and without warranties of any kind, express or implied, as to the condition of the Property and the improvements located thereon, including merchantability or fitness for particular purpose. Trustee shall make no covenant of seisin or warranty of title, express or implied, and will sell and convey the subject real property by Substitute Trustee's Deed only.

The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above.

This property is being sold with the express reservation that the sale is subject to confirmation by the lender or trustee. This sale may be rescinded by the Substitute Trustee at any time.

THIS OFFICE IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Clear Recon LLC
Substitute Trustee
651 East 4th Street Suite 200
Chattanooga, Tennessee 37403
Phone: (877) 319-8840
File No: 1154-756A

Newspaper: The Erwin Record
Publication Dates: 7/29/2026, 8/5/2026

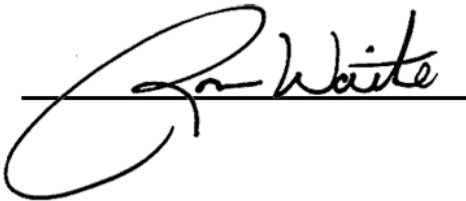


Affidavit of Publication
ERWIN RECORD
218 Gay Street • Erwin
County of Unicoi, State of Tennessee

I, Ron Waite, being duly sworn upon oath, deposes and state that I am the publisher of the Erwin Record, a weekly newspaper published in the City of Erwin, County of Unicoi, in the State of Tennessee. This Legal Notice contains a true and correct copy of what was published in the regular edition of said newspaper, in consecutive issues on the following dates:

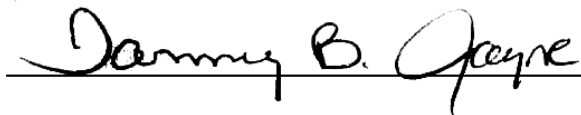
Publication Dates: 07/29/2026

Ad#: 16682 Notice of Intent

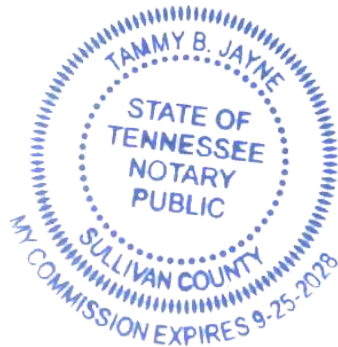


Ron Waite

Signed and sworn to before me
on 07/29/2026



Tammy B. Jayne - Notary Public
My commission expires: September 25, 2028



**NOTIFICATION OF INTENT TO APPLY FOR A
CERTIFICATE OF NEED RELOCATION EXEMPTION**

This is to provide official notice to the Health Facilities Commission and all interested parties, in accordance with T.C.A. §68-11-1601 et seq., and the Rules of the Health Facilities Commission, that Unicoi County Hospital Replacement Facility, a Hospital owned by Mountain States Health Alliance, an affiliate of Ballad Health, with an ownership type of Corporation (Not-for-Profit) and to be managed by itself intends to a request for a Relocation Exemption for the replacement Unicoi County Hospital from the previous location at 2030 Temple Hill Road, Erwin, TN 37650 (Unicoi County) to a currently unaddressed location at the terminus of of Rocky Bottom Drive, Unicoi, TN 37692 (Unicoi County), approximately 300 feet from 110 Rocky Bottom Drive, Unicoi, TN 37692.

The anticipated date of filing the request is 07/30/2026.

The contact person for this request is Chief Strategic Officer, Allison Rogers, who may be reached at Ballad Health - 303 Med Tech Parkway, Suite 370, Johnson City, TN 37640 - Contact No. 423-302.3378.

The published Letter of Intent must contain the following statement: Any health care institution wishing to oppose a Certificate of Need Relocation Exemption application must file a written notice with the Health Facilities Commission no later than fifteen (15) days after the application, supporting documentation, and staff review have been posted on the HFC's website; any opposition must be limited to the basis for review detailed in HFC Rule 0720-10-.06. Written notice may be sent to: Health Facilities Commission, Andrew Jackson Building, 9th Floor, 502 Deaderick Street, Nashville, TN 37243 or email at hscda.staff@tn.gov.

PUB1T: 7/29/2026

Google Maps detail from old UCH location (2030 Temple Hill Rd, Erwin, TN 37650) to new (currently unaddressed) proposed location behind the Unicoi County Walmart located at 110 Rocky Bottom Drive, Unicoi, TN 37692

from 2030 Temple Hill Rd, Erwin, TN 37650
to 110 Rocky Bottom Dr, Unicoi, TN 37692

10 min (6.9 miles)

via I-26 W

Fastest route, the usual traffic

2030 Temple Hill Rd

Erwin, TN 37650

>

Get on I-26 W/US-19W N/US-23 N from TN-36 N

3 min (0.8 mi)

>

Follow I-26 W/US-19W N/US-23 N to Tinker Rd in Unicoi. Take exit 34 from I-26 W/US-19W N/US-23 N

5 min (5.8 mi)

>

Drive to Rocky Bottom Dr

1 min (0.3 mi)

110 Rocky Bottom Dr

Unicoi, TN 37692

A Google Maps screenshot showing a driving route from 2030 Temple Hill Rd in Erwin, TN to 110 Rocky Bottom Dr in Unicoi, TN. The route is marked with a blue line and takes 10 minutes for 6.9 miles via I-26 W. The map shows the route passing through Erwin and Unicoi, with labels for Mayday, Lamar, Embreeville, Banner Hill, and Unicoi. A search bar at the top says "Search along the route...". There are icons for gas and EV charging. A callout box shows "10 min 6.9 miles". The bottom of the map shows "Live traffic" and a speed indicator (Fast, Slow). The map is labeled "Tennessee" and "North Carolina".

This Instrument Was Prepared By
EDWARD T. BRADING, ATT'Y AT LAW
208 SUNSET DRIVE, SUITE 409
JOHNSON CITY, TENNESSEE 37604

WARRANTY DEED

THIS DEED, made and entered into as of July 17, 2026, by SUE JONES ("Grantor"), widowed and unmarried, to MOUNTAIN STATES HEALTH ALLIANCE, a Tennessee corporation ("Grantee").

WITNESSETH:

THAT FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the Grantee, and Grantee's successors and assigns, the following described real property:

Situate, lying and being in the Fourth (4th) Civil District of Unicoi County, Tennessee, and more particularly described as follows:

BEING all of Tract #1, containing 15.524 acres, as shown on that plat of survey entitled ALTA/NSPS Land Title Survey for Mountain States Health Alliance - Grantee, as surveyed by Douglas H. Treadway TN R.L.S. #1668, the drawing of which is dated: June 11, 2026, recorded in Plat Book Cabinet A, Page Slide 226, of the Unicoi County, Tennessee, Registry, and more particularly described as follows:

Beginning at an iron rod (old), lying on the southeasterly right-of-way line of Interstate #26 (State of Tennessee), and lying at the terminus of Rocky Bottom Drive, said iron rod having Tennessee State Plane Coordinates (NAD 83 2011) of (N: 695447.906) & (E: 3038540.574); thence from this POINT OF BEGINNING, along the southeasterly right-of-way line of Interstate #26 (State of Tennessee) the following seven (7) calls: (1) N 49°09'39" E – 157.67 feet to a T.D.O.T. concrete right-of-way monument; (2) N 46°20'15" E – 230.61 feet to an iron rod (old); (3) N 46°20'15" E – 240.48 feet to a T.D.O.T. concrete right-of-way monument; (4) N 39°31'27" E – 203.93 feet to an iron rod (new) Treadway; (5) N 39°31'27" E – 26.76 feet to a T.D.O.T. concrete right-of-way monument; (6) N 34°54'28" E – 493.78 feet to a T.D.O.T. concrete right-of-way monument; (7) N 29°05'20" E – 107.59 feet to an iron rod (new) reset on the north side of North Indian Creek, corner to the Johnny Tipton property (DB#439 – Pg. #30), and corner to Tract #3 of the Sue Jones property; thence along the southwesterly line of Tract #3 of the Sue Jones property the following two (2) calls: (1) S 56°16'24" E – 995.90 feet to an iron rod (new); (2) S 18°09'50" E – 366.91 feet to an iron rod (new), lying on the northerly right-of-way of Zane Whitson Drive; thence along the northerly right-of-way of Zane Whitson Drive, S 65°04'18" W – 50.35 feet to an iron rod (new), corner to other properties of Sue Jones (DB#395 – Pg.

#913) & (Plat Cabinet "C" – Slide #103); thence along the Sue Jones properties the following four (4) calls: (1) N 18°09'50" W – 292.85 feet to an iron rod (new); (2) S 62°36'06" W – 314.53 feet to an iron rod (old); (3) S 62°36'06" W – 229.00 feet to an iron rod (new) reset; (4) S 61°45'05" W – 169.06 feet to an iron rod (new) reset, corner to Tract #2 of the Sue Jones property; thence along Tract #2 of the Sue Jones property the following four (4) calls: (1) N 49°08'29" W – 615.61 feet to an iron rod (new); (2) S 39°31'27" W – 206.76 feet to an iron rod (new); (3) S 46°20'15" W – 477.92 feet to an iron rod (new); (4) S 49°09'39" W – 144.00 feet to an iron rod (new), lying on the northeasterly line of the Walmart Supercenter (Unicoi) property (DB #288 – Pg #988); thence along the Walmart Supercenter (Unicoi) property and the terminus of the Rocky Bottom Drive right-of-way, N 51°52'52" W – 81.51 feet to the point of beginning, containing 15.524 acres, more or less, as shown on a map of survey entitled: ALTA/NSPS Land Title Survey for Mountain States Health Alliance - Grantee, as surveyed by Douglas H. Treadway TN R.L.S. #1668, the drawing of which is dated: June 11, 2026.

This description was prepared by Douglas H. Treadway, Tennessee Registered Land Surveyor #1668.

REFERENCE: Being part of the same property conveyed by the following Deeds:

1. Warranty Deed conveyed from Bertha M. Blevins to Carl W. Jones and wife, Sue Jones, dated April 23, 1998, recorded April 24, 1998, in Book 190, Page 630, of the Unicoi County, Tennessee, Registry.
2. Warranty Deed conveyed from Teresa D. Doty and husband, Lonnie D. Doty to Carl W. Jones and wife, Sue Jones, dated November 20, 1998, recorded November 23, 1998, in Book 197, Page 216, of the Unicoi County, Tennessee, Registry.
3. Quitclaim Deed conveyed from the State of Tennessee, acting by its Commissioner of Transportation to Carl W. Jones and wife, Sue Jones, dated May 10, 1999, recorded June 22, 1999, in Book 203, Page 431, of the Unicoi County, Tennessee, Registry.
4. Special Commissioner's Deed from Darren Shelton, as Special Commissioner, Terry Blevins, Personal Representative of the Estate of Bertha Blevins, Kevin Blevins and Carolyn Blevins, being devisees and legatees of the last Will and Testament of Bertha Blevins to Carl W. Jones and wife, Sue Jones, dated July 12, 2016, recorded July 13, 2016, in Book 395, Page 913, of the Unicoi County, Tennessee, Registry.

Said Carl W. Jones died on December 16, 2022, thereby vesting title in the surviving tenant by the entirety, Sue Jones.

Street address: **Rocky Bottom Drive**
PART OF Ctrl. Map 12, Parcel 93.05
PART OF Ctrl. Map 12, Parcel 93.08

TO HAVE AND TO HOLD said property, together with all the rights, privileges and appurtenances thereunto appertaining unto the Grantee, and Grantee's successors and assigns, forever, in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and perfect right to sell and convey the same; that the same is free and unencumbered; and the title thereto Grantor will forever warrant and defend against the lawful claims and demands of all persons whomsoever, subject to the following:

1. Taxes for the year 2026, which are being prorated, and subsequent years.
2. Subject to any and all restrictions, set-back requirements, easements and/or rights of way as may be shown on the plat of survey entitled ALTA/NSPS Land Title Survey for Mountain States Health Alliance - Grantee, dated June 11, 2026, prepared by Douglas H. Treadway, Tennessee Registered Land Surveyor No. 1668, recorded in Plat ~~Book~~ Cabinet A, Page 226, of the Unicoi County, Tennessee, Registry.
3. Subject to a 20' wide sewer easement contained in that Sewer Line Easement by and between Teresa D. Doty and husband, Lonnie D. Doty, and the Town of Erwin for the benefit of the Board of Public Utilities of the Town of Erwin, Tennessee, dated April 3, 1998, recorded in Deed Book 191, Page 343, of the Unicoi County, Tennessee, Registry.
4. Subject to a 20' wide sewer easement contained in that Sewer Line Easement by and between Bertha M. Blevins, and the Town of Erwin for the benefit of the Board of Public Utilities of the Town of Erwin, Tennessee, dated March 19, 1996, recorded in Right of Way Book 4, Page 386, of the Unicoi County, Tennessee, Registry.
5. Subject to a 20' wide sewer easement contained in that Deed of Utility and Drainage Easements by and between Carl and Sue Jones and the Town of Unicoi, Tennessee, dated June 23, 2005, recorded in Deed Book 303, Page 505, of the Unicoi County, Tennessee, Registry.
6. Subject to a 100' wide easement contained in that Grant of Transmission Line Easement by and between David B. Blevins et ux to the United States of America (TVA) dated December 14, 1948, recorded in Miscellaneous Book 17, Page 408, of the Unicoi County, Tennessee, Registry.
7. Subject to a 100' wide easement contained in that Grant of Transmission Line Easement by and between W.W. Blevins et ux to the United States of America (TVA) dated December 15, 1948, recorded in Miscellaneous Book 17, Page 410, of the Unicoi County, Tennessee, Registry.

8. Subject to a 15' wide easement contained in that Communications Systems Right of Way and Easement Agreement by and between Bertha M. Blevins and American Telephone and Telegraph Company., a New York corporation, dated August 21, 1992, recorded in Right of Way Book 3, Page 562, of the Unicoi County, Tennessee, Registry.
9. Subject to a 10' wide easement contained in that Communications Systems Right of Way and Easement Agreement by and between Carl W. Jones and wife, Sue Jones and AT&T Corp., a New York corporation, dated January 15, 2003, recorded in Deed Book 248, Page 372, of the Unicoi County, Tennessee, Registry.
10. Subject to a 10' wide easement contained in that Communications Systems Right of Way and Easement Agreement by and between Peggy M. McInturff, June McInturff, Carolyn M. Hopson, Teresa M. Doty, Chuck McInturff and Kimberly McInturff and American Telephone and Telegraph Company., a New York corporation, dated February 6, 1993, recorded in Right of Way Book 3, Page 745, of the Unicoi County, Tennessee, Registry.
11. Subject to a 10' wide easement contained in that Communications Systems Right of Way and Easement Agreement by and between Jimmy Dale McInturff and American Telephone and Telegraph Company., a New York corporation, dated February 6, 1993, recorded in Right of Way Book 4, Page 113, of the Unicoi County, Tennessee, Registry.
12. Subject to the Restrictions contained in a Quitclaim Deed conveyed from the State of Tennessee to Carl W. Jones and wife, Sue Jones, dated May 10, 1999, recorded in Book 203, Page 431, of the Unicoi County, Tennessee, Registry.

IN TESTIMONY WHEREOF, witness the signature of the Grantor, as of the day and year first above written.

[SIGNATURE ON FOLLOWING PAGE]

Sue Jones
SUE JONES

STATE OF TENNESSEE :
COUNTY OF UNICOI :

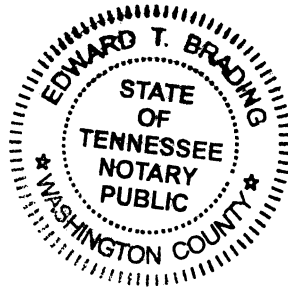
Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, **SUE JONES**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of ~~June~~ July ^{ETB}, 2026.

Edward T. Brading
NOTARY PUBLIC

My Commission Expires:

3 / 3 / 29



STATE OF Tennessee
COUNTY OF Washington

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in which property transferred, whichever is greater, is \$2,328,600.00.

Edward L. Chaskey
Affiant

Subscribed and sworn to before me the 17th day of July,
2026.

Jordan Lelle
NOTARY PUBLIC

My Commission Expires: April 26, 2028



My Commission Expires Apr. 26, 2028

NAME AND ADDRESS OF PROPERTY
OWNER

Mountain States Health Alliance
303 Med Tech Parkway, Ste. 300
Johnson City, TN 37604

TAX MAP PARCEL NO.

PART OF Ctrl. Map 12, Parcel 93.05
PART OF Ctrl. Map 12, Parcel 93.08

NAME AND ADDRESS OF THE PERSON
OR ENTITY RESPONSIBLE FOR
PAYMENT OF THE REAL ESTATE
TAXES

SAME (if not exempt)

Debbie Tittle, Register
Unicoi County Tennessee
Rec #: 40553 Instrument #: 26001527
Rec'd: 30.00 Recorded
State: 8615.82 7/17/2026 at 2:07 PM
Clerk: 1.00 in Record Book
Other: 2.00 506
Total: 8648.82 PGS 196-201

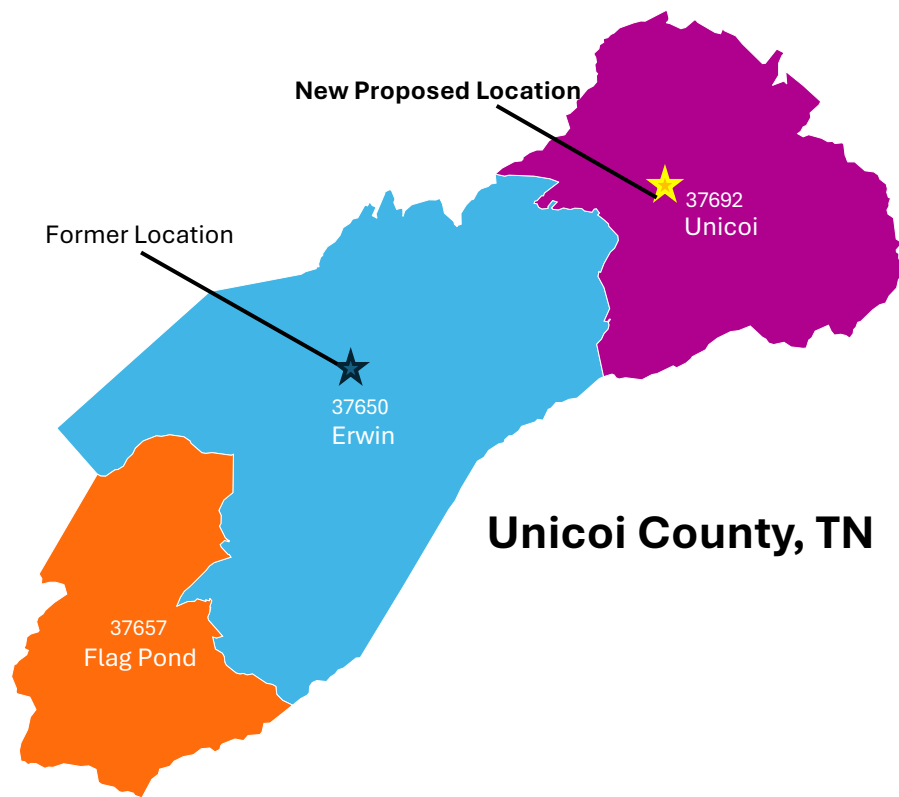
Debbie Tittle by Madge Hall

Table 1. – Patients by Zip Code Current Location (FY24)

Service Area ZIP Codes	Historical Utilization – ZIP Code Patients	% of Total Current Patients
37650	386	63.7%
37692	76	12.5%
37657	31	5.1%
28754	28	4.6%
37659	13	2.1%
28753	13	2.1%
37641	10	1.7%
37601	9	1.5%
28740	6	1.0%
37681	5	0.8%
All Other	29	4.8%
Total	606	100%

Table 2. – Patients by Zip Code Proposed Location (FY30)

Service Area ZIP Codes	Future Utilization – ZIP Code Patients	% of Total Current Patients
37650	379	61.1%
37692	105	16.9%
37657	31	5.0%
28754	20	3.2%
37659	15	2.4%
28753	10	1.6%
37641	10	1.6%
37601	10	1.6%
28740	5	0.8%
37681	5	0.8%
All Other	30	4.8%
Total	620	100%



Zip Code/Town	2026 Population Estimates
37650 – Erwin	12,340
37692 - Unicoi	4,811
37657 – Flag Pond	834
Unicoi Co. Total	17,985

Source: Sg2, Claritas

Project Name : Unicoi County Hospital Replacement/Relocation

Supplemental Round Name : 1

Certificate No. : RE2607-004

Due Date : 8/10/2026

Submitted Date : 8/3/2026

1. 1E. Overview

Please outline any differences in services lines that will be offered at the new location vs the previous hospital location. If any substantial changes are proposed, please address how the changes will impact utilization of patients by ZIP Code of residence. If services are added, does the applicant expect its service area to be broader than previous experience? Will the new facility reduce travel burden for patients in need of specific services?

Please indicate if a helipad will be at the new location.

What is the construction timeline?

Please provide a facility size and layout comparison between the existing and proposed hospitals.

Attach a map showing that the new facility will be out of the flood plain and the flood plain rating from the US Army Corp of Engineers. Verify any flood risk and what type of guidance you have been given regarding the new site.

Discuss impact of shift on southern areas of Unicoi County (37657) to the relocation site. Are any portions of the service area going to be closer to a different hospital site once the move is made? If so, how do you plan to mitigate any impact.

Response : Please outline any differences in services lines that will be offered at the new location vs the previous hospital location. If any substantial changes are proposed, please address how the changes will impact utilization of patients by ZIP Code of residence. If services are added, does the applicant expect its service area to be broader than previous experience? Will the new facility reduce travel burden for patients in need of specific services?

The service lines offered at the proposed replacement hospital will be identical to those previously provided at the prior hospital location. Because the new facility is intended as a direct replacement following flood damage, no substantial changes to the scope or nature of services are anticipated. The patient population primarily resides in and around Erwin, Tennessee, and the new location has been selected to be equally convenient and accessible to that community. As a result, the change in location is expected to have minimal impact on utilization patterns by ZIP code of residence, and the hospital's service area is not

expected to broaden beyond its previous catchment area. Given the geographic distance from Erwin to other hospital facilities, the catchment area is expected to remain consistent with historical experience.

Because no new service lines are being added, the applicant does not anticipate drawing patients from a broader geographic area than the hospital has historically served. The replacement facility will, however, meaningfully reduce the travel burden for patients in the surrounding community. Without a local hospital, residents would be required to travel to Johnson City or other more distant locations to access inpatient and hospital-based services. Restoring hospital operations in the Erwin area eliminates that added travel burden and ensures that the community retains timely, convenient access to essential hospital care close to home.

Please indicate if a helipad will be at the new location.

There will be a helipad at the new location.

What is the construction timeline?

The construction timeline is currently estimated to be 14-18 months once ground is broken.

Please provide a facility size and layout comparison between the existing and proposed hospitals.

The replacement hospital is designed to maintain the exact clinical service lines and operational capabilities as the original facility, ensuring seamless continuity of care for the residents of Unicoi County. The functional space program is anchored by the following core capacities:

- Emergency Services: 10 dedicated Emergency Department (ED) treatment rooms
- Inpatient Care: 10 licensed inpatient acute care beds
- Ancillary Services: Continuation of the standard imaging, pharmacy, dietary, and laboratory services that supported the original hospital's 10 IP bed/10 ED room operational model

The exact facility building square footage and footprint will be rebuilt at the Rocky Bottom Drive location with the same architectural plans akin to the hospital previously located at the 2030 Temple Hill Road location. Documents were submitted to HFC Plans Review on 7/30/26.

Attach a map showing that the new facility will be out of the flood plain and the flood plain rating from the US Army Corp of Engineers. Verify any flood risk and what type of guidance you have been given regarding the new site.

Please find the attached C4.01 Grading Plan for the Unicoi County Hospital depicting the locations of the current effective floodway and floodplain mapping for North Indian Creek provided by FEMA. Army Corps. Of Engineers (USACE) did perform flood inundation study post Hurricane Helene for a portion of North Indian Creek, however the area studied by ACOE was located downstream, by approximately ± 4.5 miles, of the proposed hospital within the Town of Erwin. As such, we are not aware of any flood maps of this area that can be provided by the USACE.

As demonstrated on the attached map, the new facility (building, heliport, parking area, and drive aisles) will be constructed outside of the existing FEMA regulatory floodway, floodplain, and flood fringe. However, due the proximity of the proposed facility to North Indian Creek, using both FEMA guidance for critical facilities and recommendations from Ballad Health's insurance provider, it was determined that the FFE of the new facility would be established at **5-feet above** the 500-year flood elevation. Fill materials will be brought in to establish the 5' build-up ahead of construction of the structure.



Discuss impact of shift on southern areas of Unicoi County (37657) to the relocation site. Are any portions of the service area going to be closer to a different hospital site once the move is made? If so, how do you plan to mitigate any impact.

The relocation of the hospital is not expected to create a meaningful negative travel impact on residents in the southern areas of Unicoi County. Suitable hospital sites within the county are limited, particularly locations that offer close access to Interstate 26, which is essential for patient transport, emergency services, and supply logistics. The new site was selected with these practical constraints in mind. The travel time from the prior hospital

location to the new location is only approximately eight minutes, a marginal difference that is unlikely to alter patient utilization patterns or create a barrier to access for residents in the southern portion of the service area. No portions of the service area are expected to shift meaningfully closer to an alternative hospital facility as a result of the move, given the current lack of hospital resources in the region generally.

The new location does offer distinct advantages that benefit the broader community. Residents in the northern areas of Erwin will experience reduced travel times to the hospital, improving convenience and access for a significant segment of the patient population. Additionally, the new site's proximity to Johnson City enhances the hospital's ability to facilitate timely emergency transfers for patients requiring tertiary-level services not available locally. This improved access to higher-acuity care is a meaningful benefit for all patients in the service area. Taken together, the modest change in distance for southern county residents is more than offset by the operational and clinical advantages the new location provides, and no specific mitigation measures are expected given the minimal impact on travel times.

2. 1A. Name of Facility, Agency, or Institution

Please update the address of the new facility location.

Response : The parcel where the new facility will be located is currently unaddressed. The closest street address is 110 Rocky Bottom Dr., Unicoi, TN 37692 which is the street address for the adjacent Walmart Supercenter. Ballad will communicate with the Commission's staff when a street address is finalized so the licensure file can be updated accordingly.

Project Name : Unicoi County Hospital Replacement/Relocation

Supplemental Round Name : 2

Due Date : 8/12/2026

Certificate No. : RE2607-004

Submitted Date : 8/6/2026

1. 1A. Name of Facility, Agency, or Institution

Please revise the address within the applicant form - it currently reflects the 2030 Temple Hill Rd. location.

Response : The application is grayed out on the first page so I am unable to change anything on it. Is this address intended to be the new location as opposed to the location that currently is listed on the hospital license? Is there an alternative place to make the update?

2. 1E. Overview

The first sentence under 1E. appears to be cut off "___to significant damage suffered ..." Please revise.

Response : Fixed in the application. It should read "Due to significant damaged suffered during Hurricane Helene in September 2024, Unicoi County Hospital has been closed and its hospital license has been entered into inactive status."