

LAW OFFICES OF AMANDA M. HOWARD, PLLC

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August 5, 2021
9:14 a.m.

Tays Realty & Auction, LLC
Attn: Cameron Nixon
620 Maxwell Street
Cookeville, TN 38501

Re: The Rock Trust
Map 140, Parcel 7.00 (Fentress County, TN)
Map 140, Parcel 22.03 (Fentress County, TN)

Dear Mr. Nixon:

Responding to your request, I have checked appropriate records at the Courthouse in Fentress County, Tennessee and, where necessary, municipal taxes on the land described in a deed from **Belinda Lindroos and Larry Evans** to **Rock Trust LLC**, recorded December 20, 2019, in Book 311, Page 254, in the Register's Office of Fentress County, Tennessee. See also the deed of correction recorded in Book 329, Page 207, in the Register's Office of Fentress County, Tennessee.

The Rock Trust, through itself and its predecessors in title, has a good merchantable title to the described land, subject to the following:

1. Such discrepancies as an accurate survey of the property would reveal.

2. To such mineral reservations as may have been made prior to the beginning date of this title search.

3. To such easements for utilities, public roadways and/or other types of easements not appearing of record which would be obvious from a personal inspection of the lands.

4. To all instruments affecting title to the described tract being properly indexed and recorded in the Register's Office of Fentress County, Tennessee.

5. To any unknown and unrecorded liens in favor of furnishers and/or materialsmen or unrecorded liens arising from any violations of environmental laws or regulations.

6. This title report does not make any representation with regard to (a) any parties in possession, (b) deficiencies in quantities of land, (c) boundary line disputes, (d) roadways, (e) any undisclosed heirs, (f) any fraud or forgery in connection with any of the instruments in the chain of title, (g) mental incompetence, (h) confusion with regard to the names or proper identities of parties, (i) improprieties with regard to delivery of any deed, (j) marital rights (spouse or former spouse of a past owner not revealed in the instrument), (k) any instrument executed by a minor, (l) lack of corporate capacity in the event a corporation is in the chain of title, or (m) whether the subject property contains any "wetlands" as defined in the federal Clean Water Act (33 U.S.C. §1344, et seq.).

7. To such state of facts and/or circumstances as may be known

Mr. Nixon
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to the party and/or parties and their privies for whom this opinion is prepared which may be contrary to or is inconsistent with the findings herein expressed, which facts and/or circumstances have not been made known to the Law Offices of Amanda M. Howard, PLLC.

8. To the encumbrances hereinafter listed.

a) There is a lien for 2021 state and county taxes for Map 140, Parcel 7.00 in an undetermined amount, which sum will become due and payable October 1, 2021, and will become delinquent March 1, 2022, if left unpaid.

The 2020 taxes were \$24.00 and were paid December 21, 2020.

b) There is a lien for 2021 state and county taxes for Map 140, Parcel 22.03 in an undetermined amount, which sum will become due and payable October 1, 2021, and will become delinquent March 1, 2022, if left unpaid.

The 2020 taxes were \$63.00 and were paid December 21, 2020.

c) Subject to a 4.503-acre out-conveyance recorded in Book 322, Page 439.

d) Subject to a 6.720-acre out-conveyance recorded in Book 329, Page 922.

Please find attached a copy of Tax Map 140, Parcels 7.00 and 22.03.

Sincerely yours,

LAW OFFICES OF
AMANDA M. HOWARD, PLLC

Amanda M. Howard
Attorney at Law

AMH/dg
Attachments