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July 27, 2023

Tays Realty & Auction
Attn: Cameron Nixon
620 Maxwell St.
Cookeville, TN 38501

RE: Title Opinion- Estate of Mercer
330 Freewill Ridge Rd., Gainesboro, TN 38562
Map 077 Parcel 028.01

TITLE REPORT

Bruce A. MacLeod, Attorney at Law, 27 North Main Street, Sparta, Tennessee 38583, does hereby report that personnel in my office have examined the indices to the records in the Register's Office for Jackson County, Tennessee, relative to certain property in the Ninth (9th) Civil District of Jackson County, Tennessee, described as follows:

Map 077 Parcel 028.01

Lying and being in the Ninth (9th) Civil District of Jackson County, Tennessee, to wit:

Beginning on an iron pin in the south margin of Freewill Ridge Road, being Loftis' northeast corner; thence with said road S 66-23 E 55.54'; thence S 70-25 E 84.72'; thence S 74-58 E 141.87'; thence around a curve an arc distance of 202.65' (Delta: 13-50'; Radius: 838.88'); thence S 88-48 E 94.50'; thence around a curve an arc distance of 162.84' (Delta: 63-07'; Radius: 147.84'); thence S 25-42 E 126.69'; thence S 26-21 E 154.38'; thence S 25-40 E 240.76' to an iron pin; thence leaving said road and severing the land of Robinson S 49-24 W 280.99' to an iron pin; thence S 45-27 W 98.85' to an iron pin; thence S 02-56 E 1054.10' to an iron pin; thence N 78-15 W 481.04' to an iron pin; thence N 60-00 W 430.60'; thence N 47-48 W 35.18'; thence N 69-01 W 114.07'; thence N 88-22 W 48.70'; thence N 59-22 W 42.34', being Frank Mayberry's southeast corner; thence with Frank Mayberry's east line N 13-44 E passing an iron pin at 10.22', in all a total distance of 103.45'; thence N 05-05 W 50.89' to a 6" beech; thence N 02-03 W 166.76'; thence N 02-21 E 55.06' to a 20" hickory; thence N 01-56 W 103.46'; thence N 03-01 E 73.26' to a 12" hickory, being Alton Mayberry's southeast corner; thence with Alton Mayberry's east line N 03-29 W 115.26' to a 12" beech; thence N 07-54 W 130.13'; thence N 09-40 W 107.51'; thence N 13-08 W 146.47' to a fence corner, being Loftis' southwest corner; thence with Loftis N 78-58 E 329.03' to a 20" beech; thence N 34-46 E 37.68' to a 30" hickory; thence N 15-14 E 20.90'; thence N 05-51 E 69.15' to a 24" oak; thence N 10-42 E 74.48' to a 20" maple; thence N 12-53 E 111.05' to a 16" hickory; thence N 05-39 E 54.95' to a 16"

hickory; thence N 14-33 E 118.24' to the beginning. Containing 40.01 acres more or less as surveyed by Tom B. Thaxton, R.L.S. #105 on December 15, 2000.

There is a power line across the above-described property.

Subject to an easement for ingress and egress shown by deed recorded in Book M4, Page 476, in the Register's Office of Jackson County, Tennessee.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

PREVIOUS AND LAST CONVEYANCE being by Warranty Deed from Lillian Robinson to Harnold A. Mercer and wife, Marjorie S. Mercer, recorded in Book 2, Page 504, in the Register's Office of Jackson County, Tennessee.

Based upon such examination, ownership of the property is as follows:

A Warranty Deed vested in Harnold A. Mercer and wife, Marjorie S. Mercer, was found in Book 2, Page 503, Register's Office, Jackson County, Tennessee.

My examination of said public records reveals revealed the following:

1. Taxes
 - a. The 2022 County Tax was paid on 12/27/2023 in the amount of \$958.00. 2023 County Tax is a lien not due and payable until October 1.
 - b. No City Tax found.
2. Deeds of Trust and/or Purchase Liens:
 - a. Deed of Trust from Harnold A. Mercer and wife, Marjorie S. Mercer to Joseph B. Pitt Jr., as Trustee for Family Advantage, dated May 9, 2013 and recorded May 16, 2013, in Book 71, Page 40, Register's Office of Jackson County, Tennessee, securing the principle amount of \$70,000.00.
Corporate Assignment of Deed of Trust by Harnold A. Mercer and wife, Marjorie S. Mercer to Mortgage Electronic Registration Systemns, Inc., as Beneficiary, as Nominee for Family Advantage Federal Credit Union, its successors and assigns, dated July 18, 2023, in Book 113, Page 1592, in the Register's Office of Jackson County, Tennessee.
3. Restrictions & Considerations:
 - a. There is a power line across the property as shown by deed recorded in Book 2, Page 503, in the Register's Office of Jackson County, Tennessee.
 - b. Subject to a 30' access easement for ingress and egress as shown by deeds

recorded in Book 2, Page 503 and Book M4, Page 476, in the Register's Office of Jackson County, Tennessee.

- c. Property is presently in Greenbelt as shown by Application recorded in Book 4, Page 416, in the Register's Office of Jackson County, Tennessee, and thus may be subject to Rollback Tax if classification status changes.
- d. Note that Harnold M. Mercer died on or about the 25th day of November 2018, leaving Marjorie S. Mercer as surviving tenant by the entirety.
- e. Further note that Marjorie S. Mercer died intestate on or about the 5th day of April 2020, leaving Pamela Annette Mercer and Robert Alan Mercer as her heirs according to the Petition to Open Estate, see Case No. 20417 in the Probate Court of Putnam County, Tennessee. **Affidavit of Heirships are recommended to establish the heirs of Marjorie S. Mercer.**

NOTE: If improvements are completed after January 1 of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. I assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603 et seq.

NOTE: NO opinion is herein expressed regarding public utility property taxes (as defined by T.C.A. § 67-5-501(8)) or as to personal property taxes assessed to a name other than the record property owner and I assume no liability therefore. Any reference to such tax above is for information purposes only.

The personnel did not review documents relative to the following, therefore, I am offering no information relative thereto:

1. Such state of facts as would be disclosed by an accurate survey of the premises, and in this connection, if there have been any surveys made of the premises, the statutory liens of surveyors.
2. Unknown, unrecorded and secret liens, and in this connection, if there is new construction on the premises, the statutory liens of labors and material men. Further, any fixture liens recorded under the provisions of the Uniform Commercial Code and any Internal Revenue Tax and State Tax liens imposed upon any new owners of the premises prior to their ownership of the premises.
3. The accuracy of the records in all county offices for the county in which the captioned property is located.
4. All unrecorded easements and rights-of-ways visible by an on-site inspection.
5. This report is limited to a period of 30 years prior to the date of execution.
6. No information is offered and no representation is made with regard to (a) any parties in possessions, (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, and (l) lack of corporate capacity in the event a corporation is in the chain of title.
7. Rights of tenants, if any, on foreclosed property.

DATED: this 27th day of July, 2023, at 8:00 A.M.

This title examination is issued for the sole use and benefit of the addressee as set out above. NO OTHER OR FURTHER USE MAY BE MADE OF THIS REPORT WITHOUT THE PRIOR WRITTEN CONSENT OF THE SIGNATORY.

A handwritten signature in blue ink, appearing to be 'B. MacLeod', written in a cursive style.

Bruce A. MacLeod, BPR 031674
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