



April 19, 2022

VIA E-MAIL DELIVERY

Tays Realty & Auction, LLC
Attention: Mr. Cameron Nixon
620 Maxwell Street
Cookeville, TN 38501

Re: Real Estate Owned By Mary P. Qualls
Located On Martin Creek Road
Putnam County, Tennessee

Dear Mr. Nixon:

Based on our examination of the public records as of April 18, 2022, at 8:00 a.m., it is our opinion that, as of that time, title to the property hereinafter described (the "Property") was vested in Mary P. Qualls, subject to the following instruments of record and other exceptions. This is an advisory title opinion and does not constitute title insurance or a commitment to issue a title insurance policy.

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions or overlapping of improvements that would be disclosed by an inspection and accurate survey of the Property.
2. Rights and claims of parties in possession.
3. Mechanics', Contractor's or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
4. Any facts, rights, interests or claims that are not shown by the public record, but that could be ascertained or by making inquiry of persons in possession thereof.
5. Liens, encumbrances or claims thereof that are not shown by the public record.
6. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

If improvements are completed after January 1 of any year, the law requires supplemental assessments for the year in which improvements are completed, and taxes may be assessed by correction pursuant to the provisions of Tennessee Code Annotated Sections 67-5-603 et seq.

7. 2022 Putnam County property taxes for Map 30, Parcel 002.00, a lien, not yet but not yet due and payable. 2021 taxes paid in the amount of \$757.00 on December 29, 2021.
8. Roll-back taxes to Putnam County if the property is converted from agricultural use. See Application for Greenbelt Assessment-Agricultural Land, of record in Record Book 1396, Page 278, in the Register's Office for Putnam County.

The legal description for the Property, per the deed, is as follows:

Property Description

Beginning on a stake in the center of Martin's Creek with Bodock pointers, being the southwest corner of M. J. Julian's tract No. 2; thence down said creek with its meanders and middle as follows: South 84 degrees West 20 poles; thence South 78 degrees West 57 poles to a stake in the middle of said creek at the mouth of the Lark Johnson branch; thence up said branch with its various meanders and middle of same as follows: North 23 degrees East 20 poles; North 26 degrees East 40 poles; thence North 6 degrees West 60 poles thence North 16 degrees East 50 poles; thence East 6 poles to a stake in said branch about 4 feet above the Lark Johnson Mill; thence East 35 ¼ poles to a sugar tree on the hill side; thence South 6 degrees West 22 poles to a poplar; thence East 94 ¾ degrees to a stake once a sugar tree with poplar pointers, Waller's Vitetoe, and W. C. Clinton's corner; thence with Waller's line South 38 degrees East 29 poles to a small ash; thence South 31 ½ degrees West six poles to a black oak; thence South 28 degrees 15 poles to a hickory with hickory pointers; thence South 22 degrees West 29 poles to a red bud with elm pointers to the original W. C. Clinton tract; thence East with same 42 poles to a chestnut, Goodall Goolsby's Northwest corner in E. E. Waller's line; thence with said Goolsby line South 26 poles to a white oak on top of the hill; thence South 30 degrees East 62 poles is a stake in Martin's Creek; thence down the same South 83 degrees West 22 poles; thence North 75 degrees West 20 poles; thence North 67 ½ degrees West 46 poles; thence South 70 degrees West 19 poles; thence North 78 degrees West 10 poles to the southwest corner of the W. C. Clinton tract; thence North 60 degrees West 18 poles; thence North 66 degrees West 42 poles to an elm; thence West five poles to the beginning, containing 220 ½ acres more or less.

Derivation

Being the same property conveyed to R. E. Poteet and wife, Susie Poteet, by deed from Lloyd Rodgers and Beulah Bruce, of record in Deed Book 82, Page 83, in the Register's Office for Putnam County, Tennessee. As evidenced by an Affidavit of Heirship by Mary P. Qualls, of record in Record Book 1396, Page 275, Register's Office for Putnam County, Tennessee, R.E. Poteet died on December 28, 1983, survived by his wife, Susie Poteet, thereby making her, as the surviving tenant by the entirety, the sole owner of the Property at his death. Susie Poteet died intestate on April 16, 1984. She did not have a surviving spouse. She had two children, Mary A.


Poteet (now Mary P. Qualls), born August 8, 1931, and Kathryn E. Poteet, born December 17, 1942. These children survived her and, as her sole heirs at law, became the sole owners of the Property at her death. Kathryn E. Poteet died intestate on April 16, 2015. She did not have a surviving spouse, and she never had any children. She was survived by her only sibling, Mary P. Qualls. Accordingly, her sole heir at law was her sibling, Mary P. Qualls, who became the sole owner of the Property at her death.

Other Information

This is unimproved property known as Martin Creek Road, Putnam County, Tennessee [Map 30, Parcel 002.00].

Very truly yours,

REALTY SOLUTIONS TITLE, INC.

A handwritten signature in blue ink that reads "Kenneth L. Campbell". The signature is written in a cursive, flowing style.

Kenneth L. Campbell

KLC/khw