

ATTORNEY'S OPINION OF TITLE

TO

REAL ESTATE

I hereby certify to TAYS REALTY & AUCTION, LLC, and no one else, that the title to the premises described in Schedule "A" hereof has been examined by the undersigned, and that a good title thereto in fee simple, clear of all encumbrances and defects, except as listed in Schedule "B" is on the date hereof vested in:

VIRGINIA HELEN HUDDLESTON NUNLEY,

EARL M. HUDDLESTON, JR.;

SAMUEL EARL ALLEN, EXECUTOR OF THE ESTATE OF BETTY SUE H.

ALLEN;

SAMUEL EARL ALLEN, TRUSTEE OF THE BETTY SUE H. ALLEN

FAMILY TRUST;

SAMUEL EARL ALLEN;

LEONARD ALVIN ALLEN, III; and,

LEONARD ALVIN ALLEN, JR.

White County
Lot 6, Huddleston Place, Phase II
Tax Map 049H, Grp C; Ctrl Map 049H; Parcel 028.00
Turn Table Rd

SCHEDULE "A"

Located in the First (1st) Civil District of White County, Tennessee, and more particularly described as follows:

Being Lot #6 as shown on Plat titled Huddleston Place – Phase II, dated September 4, 2003, registered November 10, 2003, at 3:48 p.m., in Plat Book 2, Page 44, Register's Office White County, Tennessee, to which reference is made for a more perfect description of the property conveyed herein.

Being a PORTION of the land described with a previous and last conveyance through Quitclaim Deed from Earl Huddleston and wife, Ruby Huddleston unto Earl M. Huddleston, Jr., Betty Sue Allen and Virginia Helen Nunley dated December 29, 1989 and recorded the 29th day of December 1989 at 9:40 a.m. in WD Book 202, Page 218, Register's Office of White County, Tennessee.

Betty Sue Huddleston Allen died December 2, 2017. The ownership of Betty Sue H. Allen was devised through the Last Will and Testament of Betty Sue H. Allen pursuant to TCA 31-2-103, where the First provision of the will contains a specific provision directing the real property to be administered as part of the estate subject to the control of the personal representative, Samuel Earl Allen, Executor, with discretion to convey to Leonard Alvin Allen, Jr., and order to convey to Samuel Earl Allen, Trustee, of the Betty Sue H. Allen Family Trust through the Last Will and Testament of Betty Sue H. Allen, registered December 31, 2018, in Record Book 427, Pages 130-150, Register's Office White County, Tennessee. See Certification of Trust of The Betty Sue H. Allen Family Trust, registered October 21, 2020, in Record Book 466, Pages 574-575, Register's Office White County, Tennessee. See Certification of Trust of The Betty Sue H. Allen Family Trust, registered in Book _____, Pages _____, Register's Office White County, Tennessee

Betty Sue Huddleston Allen died survived by her husband, Leonard Alvin Allen, Jr., and issue Samuel Earl Allen and Leonard Alvin Allen III.

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SCHEDULE "B"

1. TAXES:

Tax Map 049H, Grp C; Ctrl Map 049H; Parcel 028.00
Lot 6, Huddleston Place, Phase II
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2022 White County Property Taxes in the amount of \$267.00 are paid.

2023 White County Property Taxes are not due and payable, and which constitute a lien on subject property.

2022 City of Sparta Property Taxes in the amount of \$119.00 are due and payable.

2023 City of Sparta Property Taxes are not due and payable, and which constitute a lien on subject property.

2. EASEMENTS:

Plat titled Huddleston Place – Phase II, dated September 4, 2003, registered November 10, 2003, at 3:48 p.m., in Plat Book 2, Page 44, Register's Office White County, Tennessee.

3. RESTRICTIONS: None of record.

4. LIENS: None of record.

5. LEASES: None of record.

6. DEEDS OF TRUST OR MORTGAGES: None of record.

7. OTHER:

Requirement to close is the registration of a Certification of Trust confirming the existence of the Betty Sue H. Allen Family Trust and the authority of Samuel Earl Allen, Trustee, to convey the real property.

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THIS OPINION TO VALIDITY OF TITLE IN THE ABOVE OWNERS IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. UNRECORDED, CONTRACTOR, MECHANIC, LABORER, FOUNDER, MACHINIST, MATERIALMAN OR FEDERAL AND STATE TAX LIENS OR LIENS OF TENANTS IN POSSESSION.
2. ANY QUESTION OF SECURITY INTERESTS OR LIENS UNDER THE UNIFORM COMMERCIAL CODE.
3. FEDERAL OR STATE COURT RECORDS AFFECTING TITLE.
4. SUCH STATE OF FACTS AS AN ACCURATE SURVEY OR VISIBLE INSPECTION OF THE PROPERTY WOULD DISCLOSE.
5. DEFICIENCIES OR DEFECTS IN THE METES AND BOUNDS DESCRIPTION OR SURVEY DESCRIPTION.
6. THE RIGHTS OF PARTIES IN POSSESSION, ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIONS AND BOUNDARY LINE DISPUTES.
7. ALL VISIBLE EASEMENTS, AND THE RIGHTS OF THE PUBLIC IN AND OVER ALL PUBLIC ROADS RUNNING THROUGH SAID LAND.
8. ANY ERROR OF IMPROPER INDEXING BY THE REGISTER'S OFFICE, TRUSTEE'S OFFICE OR CLERK AND MASTER'S OFFICE OF SAID COUNTY.
9. THAT THE LAST NAMES OF ANY OWNERS IN THE CHAIN OF TITLE WERE NOT CHANGED DURING THEIR PERIOD OF OWNERSHIP.
10. ANY UNDISCLOSED HEIRS.
11. ANY FRAUD OR FORGERY IN CONNECTION WITH ANY OF THE INSTRUMENTS IN THE CHAIN OF TITLE.
12. MENTAL INCOMPETENCE OR MINORITY OF PERSONS IN THE CHAIN OF TITLE.
13. LACK OF CORPORATE CAPACITY IN THE EVENT A CORPORATION IS IN THE CHAIN OF TITLE.

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14. LACK OF AUTHORITY OF AN AGENT TO EXECUTE ANY DOCUMENT FOR AND ON BEHALF OF HIS OR HER PRINCIPAL.
15. SUCH STATE OF FACTS AS MAY BE DISCLOSED BY THE DOCUMENTS OR ACTIVITIES IN ANY COURT OF RECORD.
16. THIS TITLE OPINION IS WRITTEN FOR THE BENEFIT OF TAYS REALTY & AUCTION, LLC. NO ONE ELSE MAY RELY UPON IT OR HOLD THE UNDERSIGNED ATTORNEY LIABLE.

This certificate is based upon examination of all record evidence of title in the county in which the real estate is situated for a period of thirty (30) years and is limited in opinion to that period of time.

IN TESTIMONY WHEREOF, I hereby certify, this 7th day of December 2022 at 8:00 a.m.

By: _____



WILLIAM D. BIRDWELL
Attorney at Law
457 East Broad Street
Cookeville, Tennessee 38501

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