

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.;

EARL M. HUDDLESTON, JR., EXECUTOR OF THE ESTATE OF EARL M. HUDDLESTON, SR.;

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.

SCHEDULE "A"

Located in the 4th Civil District of Pickett County, Tennessee, and more particularly described as follows:

A tract of two hundred fifty acres, more or less, being the East side of what is known as the old John Little farm, bounded as follows: Beginning on the Reagan Road near the Oak Grove School and Church house on a stake near a black gum tree; thence Westwardly with the Reagan Road to a stake between two post oak trees on the line of the Easterly Heirs; thence South to a stake in the fence between S. M. Lowe and Easterly; thence with the fence Westwardly to the corner of the fence; thence South with the fence to the corner of the fence; thence West with the fence running about one foot North of the fence to the North West corner of the S. M. Lowe tract, which is also Millard and Marthie Garrett's corner; thence Southwardly to a red elm tree near a bluff; thence with the branch down the big hollow, formerly called the Oxedine; thence down the big branch to a stake near the North East corner of the McDonald land; thence Southwardly to two white walnut trees; thence North Eastwardly about sixty poles to a poplar tree; thence Northwardly twenty poles to a beech tree and elm tree at the big branch to the corner of Betsie Garrett's land; thence Northwardly up a hollow between S. M. Lowe, Betsie Garrett and John P. Garrett, to the beginning.

Being a PORTION of the land with a previous and last conveyance being a Warranty Deed from Gideon C. Lowe and wife, Elizabeth H. Lowe unto Earl M. Huddleston, Sr., dated June 16, 1948, and recorded the May 20, 1967 at 10:00 a.m. in Book 16, Page 597, Register's Office of Pickett County, Tennessee;

Earl M. Huddleston died June 2, 1999. Earl M. Huddleston survived his wife, Ruby McDonald Huddleston, who died January 13, 1993. The ownership of Earl M. Huddleston, Sr., was devised through the Last Will and Testament of Earl M. Huddleston 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, Earl M. Huddleston, Jr., Executor, to be conveyed upon the death of the survivor of Earl M. Huddleston, Sr., or Ruby M. Huddleston, to Virginia Helen Nunley, Betty Sue Allen, and Earl M. Huddleston, Jr., registered on August 12, 2014, in WD Book 141, Pages 34-53, Register's Office of Pickett 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

Pickett County
Tax Map 055; Grp ____; Ctrl Map 055; Parcel 014.00
Oak Grove Rd

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, and Record Book _____, Pages _____, Register's Office Pickett 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 Pickett 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.

Pickett County
Tax Map 055; Grp ____; Ctrl Map 055; Parcel 014.00
Oak Grove Rd

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SCHEDULE "B"

1. TAXES:

MAP 055 GRP __; CTRL MAP ____; PARCEL 014.00
Oak Grove Rd

2022 Pickett County Property Taxes in the amount of \$4,083.00 are paid.

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

2. EASEMENTS: None of record.

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.

Requirement to close is the registration of a certified copy of the Last Will and Testament of Betty Sue H. Allen, with the Register's Office Pickett County, Tennessee.

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.

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
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Cookeville, Tennessee 38501