

DAVID L. MOORE



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## SUMMARY TITLE SEARCH

June 9, 2023

Tays Realty & Auction, LLC  
C/O Cameron Nixon

RE: Shiloh Rd. Crawford, TN  
(Map 084, Parcels 009.00, 009.01, & 009.02)

Dear Mr. Nixon,

I hereby certify that I have examined the public records of Overton County, Tennessee, affecting the title to the property located in the 10th Civil District of Overton County, Tennessee, conveyed to **Dixie McKinney (deceased) Wanda Smith, Rita Markich, Aletha Fisher, Larry Smith, Mitchael Smith and Marsheal Smith**, as described and recorded in the Register's Office of Overton County, Tennessee in Deed Book 314, page 613, and conveyed to **Dana Maddie and Andrela Reagan, with Danny R. Smith retaining a life estate** in Book 314, Page 615. This opinion covers the period from thirty years to May 31, 2023 at 8:00 a.m.

My examination of said public records reveals the following objections:

1. Subject to the 2023 Overton County property taxes ARE NOT YET DUE AND PAYABLE.
2. Subject to the 2022 Overton County property taxes in the amount of \$145.13 HAVE BEEN PAID. (Map 084, Parcel 009.00)
3. Subject to the 2022 Overton County property taxes in the amount of \$170.95 HAVE BEEN PAID. (Map 084, Parcel 009.01)
4. Subject to the 2022 Overton County property taxes in the amount of \$444.86 HAVE BEEN PAID. (Map 084, Parcel 009.02)
5. This property is assessed in Greenbelt and is potentially subject to Rollback Taxes should its present classification change. Greenbelt application recorded in Record Book 17, Page 162, Register's Office of Overton County, Tennessee. (Map 084, Parcel 009.00)
6. Subject to a Possible Right of Way in Lease Book 41, Page 551, Register's Office of Overton County, Tennessee. (Map 084, Parcel 009.00 & 009.01 & 009.02)
7. Subject to a Sell-Off at Deed Book 142, Page 356, Register's Office of Overton County, Tennessee. (Map 084, Parcel 009.00 & 009.02)

8. Subject to an Affidavit of Heirship recorded in Record Book 156, Page 742, Register's Office of Overton County, Tennessee. (Map 084, Parcel 009.00& 009.02)
9. New survey strongly recommended. (Map 084, Parcel 009.00)
10. Sell off of 4.58 acres in Deed Book 255, Page 171 was possibly included mistakenly in the Deed at Deed Book 314, Page 613, Register's Office of Overton County, Tennessee. (Map 084, Parcel 009.00 & 009.02)
11. Life Estate retained by Danny R. Smith in Warranty Deed Book 314, Page 615, Register's Office of Overton County, Tennessee. (Map 084, Parcel 009.01)
12. This property is assessed in Greenbelt and is potentially subject to Rollback Taxes should its present classification change. Greenbelt application recorded in Record Book 12, Page 464, Register's Office of Overton County, Tennessee. (Map 084, Parcel 009.02)

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 unrecorded easements; (f) any unrecorded liens; (g) accuracy of the index books of the Register's, Trustee's and Clerk and Master's offices of said County; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of parties; (m) improprieties with regard to delivery of deed; (n) marital rights (spouse or former spouse of present or past owners not revealed in the instrument); (o) any instrument executed by a minor; (p) lack of corporate capacity in the event a corporation is in the chain of title; (q) any facts that would be revealed by an examination of the records of State Courts, Federal District Court, and Federal Bankruptcy Court; (r) any questions of security interests or liens under the Uniform Commercial Code; (s) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting and regulating the character, dimensions or location of any improvements now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

These items listed under the immediately preceding paragraphs are matters which would not be revealed by an examination of the records of the Register's, Trustee's and Clerk and Master's Offices of said county, and, therefore, matters in which we have no means of securing the necessary information. The matters under (a), (b), (c), (d) and (e) could be protected against by an accurate survey by a qualified licensed surveyor. Item (f) unrecorded liens, could be guarded against by an inspection of the premises for new improvements, and if such appear to have been present, the utilization of the notice of completion and waiting ten (10) days to close as per T.C.A. 64-1145, et seq. The matters under (g) through (r) may be insured against by the utilization of title insurance; and should you desire more information in that regard, we would be pleased to discuss same with you. This title opinion is issued for the sole use and benefit of **Tays Realty & Auction, LLC**; and the undersigned shall not be responsible to any other party relying on it.

Sincerely,

DAVID L. MOORE  
INTEGRITY TITLE & ESCROW, LLC

By: \_\_\_\_\_

