

ATTORNEY'S OPINION OF TITLE

TO

REAL ESTATE

**227.013 ACRE TRACT AS SURVEYED BY ALLEN MAPLES  
AND ADDITIONAL 2.0768 ACRE TRACT**

I hereby certify to TAYS REALTY AND 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 CRYSTAL JILL CUNNINGHAM.

SCHEDULE "A"

Located in the Ninth (9<sup>th</sup>) Civil District of Overton County, Tennessee, and more particularly described as follows:

SEE DESCRIPTION ATTACHED AS EXHIBIT A HERETO

Being the same property conveyed to Crystal Jill Cunningham, a minor, by Warranty Deed from Larry H. Frasier and wife, Jo Ann Frasier, of record in Deed Book 281, Page 782, in the Register's Office of Overton County, Tennessee, dated May 1, 1998, and recorded on May 11, 1998. (Map 100; Parcel 021.00)

Being part of that property conveyed to Crystal Jill Cunningham by Warranty Deed from C.R. Cunningham, of record in Record Book 282, Page 327, in the Register's Office of Overton County, Tennessee, dated June 4, 1998, and recorded on June 4, 1998. (Map 101; Parcel 036.00) (Map 101; Parcel 036.03) (Map 101; Parcel 036.02)

Being the same property conveyed to Crystal Jill Cunningham, by Warranty Deed from Judy King, of record in Deed Book 284, Page 121, in the Register's Office of Overton County, Tennessee, dated September 28, 1998 and recorded on October 19, 1998. (Map 101; Parcel 036.07)

SCHEDULE "B"

1. TAXES:

**Control Map 100; Group \_\_; Parcel 021.00**

2024 Overton County Property taxes in the amount of \$368.22 are paid.

2025 Overton County Property taxes are not yet due and payable but constitute a lien on the subject property.

Note: The property described on Schedule A is not assessed for city taxes.

Note: The Land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.

Greenbelt application of record in GB 5, Page 254.

**Control Map 101; Group \_\_; Parcel 036.00**

2024 Overton County Property taxes in the amount of \$356.42 are paid.

2025 Overton County Property taxes are not yet due and payable but constitute a lien on the subject property.

Note: The property described on Schedule A is not assessed for city taxes.

**Control Map 101; Group \_\_; Parcel 036.03**

2024 Overton Property taxes in the amount of \$217.00 are paid.

2025 Overton County Property taxes are not yet due and payable but constitute a lien on the subject property.

Note: The property described on Schedule A is not assessed for city taxes.

**Control Map 101; Group \_\_; Parcel 036.02**

2024 Overton County Property taxes in the amount of \$58.47 are paid.

2025 Overton County Property taxes are not yet due and payable but constitute a lien on the subject property.

Note: The property described on Schedule A is not assessed for city taxes.

**Control Map 101; Group \_\_; Parcel 036.07**

2024 Overton County Property taxes in the amount of \$40.48 are paid.

2025 Overton County Property taxes are not yet due and payable but constitute a lien on the subject property.

Note: The property described on Schedule A is not assessed for city taxes.

2. EASEMENTS:

Easement recorded in Warranty Deed Book 253, Page 413. (Map 101; Parcel 036.07)

3. RESTRICTIONS:

Reservation of road as set out in Deed Book 93, Page 217. (Map 101; Parcel 036.00)

4. LIENS:       None of Record.

5. LEASES:

Lease between Tennessee Land and Timber Corporation (formerly known as Putnam County Lumber Corporation), Lessor, and Southern Exploration Company, Inc., Lessee, recorded in Lease Book 24, Page 329, as affected by Mineral Rights Deed conveyance of record in Deed Book 202, Page 452 and as amended in Lease Book 24, Page 385. (Map 101; Parcel 036.00).

6. DEEDS OF TRUST OR MORTGAGES:

NOTE: The title search performed on the land described in Schedule A did not disclose any open deeds of trust and/or mortgages of record. If this is believed to be an error, please contact the Production Department immediately for further review prior to closing. In the alternative, please verify and confirm that all parties have no knowledge of any outstanding obligations or debt

7. OTHER:

Satisfactory evidence and affidavit are required that Crystal Jill Cunningham being one and the same person as Crystal Jill Gateley, Crystal Jill Gatley, Crystal Jill Reed and that she has reached the age of majority.

The public records do not show any legal right of access to or from the land to a public road or to a publicly dedicated and maintained road right of way. The undersigned attorney recommends that a right of way providing access to the public road be established. (Map 101; Parcel 036.02).

Subject to any conveyance of mineral rights in the subject property in Mineral Rights Deed conveyance of record in Deed Book 202, Page 452 and as amended in Lease Book 24, Page 385, Register's Office for Overton 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 AND 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 19th day of February, 2025 at 8:00 a.m.

By:



William D. Birdwell, Esq.  
457 East Broad Street  
Cookeville, Tennessee 38501

## EXHIBIT A

### 227.013 Acres +/-

Beginning at a painted rock (old) in a north line of Sudi Hopper Revocable Living Trust (RB:218 PG:552), being a southwest corner of Christian Kinder (RB:246 PG:637); thence leaving Christian Kinder and with a north line of Sudi Hopper Revocable Living Trust N65°53'35"W a distance of 272.12' to a 18" painted hickory; thence N66°25'43"W a distance of 352.88'; thence N77°21'31"W a distance of 464.24' to a painted rock (old); thence N65°16'21"W a distance of 162.88' to a 18" painted beech, being a northwest corner of Sudi Hopper Revocable Living Trust; thence with a west line of Sudi Hopper Revocable Living Trust S00°45'07"W a distance of 125.63' to a 10" painted gum; thence S38°48'42"W a distance of 85.91' to a 8" painted maple; thence with a north line of Sudi Hopper Revocable Living Trust S74°15'53"W a distance of 212.29' to a 20" painted ash; thence N83°44'29"W a distance of 47.10' to a 8" painted beech; thence N41°09'55"W a distance of 61.60' to a 8" painted maple; thence N28°45'40"W a distance of 24.01' to a 6" painted beech; thence N05°05'49"W a distance of 56.56' to a 6" painted beech; thence N08°59'40"E a distance of 44.90' to a 4" painted beech; thence N39°59'58"W a distance of 76.00'; thence N75°48'52"W a distance of 60.69' to a 3" painted beech; thence S30°27'08"W a distance of 56.88'; thence N82°31'52"W a distance of 354.77' to a ½" rebar (old); thence with an east line of Sudi Hopper Revocable Living Trust N00°50'38"E a distance of 271.42' to a beech stump, being a northeast corner of Sudi Hopper Revocable Living Trust and a southeast corner of Ann Moore Life Estate (RB:159 PG:766); thence leaving Sudi Hopper Revocable Living Trust and with an east line of Ann Moore Life Estate N01°41'38"E a distance of 425.06' to a 6" maple; thence N07°42'36"W a distance of 927.19' to a 22" painted beech, being a northeast corner of Ann Moore Life Estate and a southeast corner of Jacqueline Qualls Life Estate (RB:208 PG:71); thence leaving Ann Moore Life Estate and with an east line of Jacqueline Qualls Life Estate N07°40'57"W a distance of 145.53' to a 8" painted ash snag; thence N36°46'22"W a distance of 85.39' to a 30" painted black oak in a fence; thence continuing with an east line of Jacqueline Qualls Life Estate and a fence N16°43'22"E a distance of 360.50' to a 26" painted beech in a fence; thence continuing with an east line of Jacqueline Qualls Life Estate N45°39'19"E a distance of 235.45' to a 22" painted hickory; thence N66°39'52"E a distance of 167.14' to a 36" painted red oak; thence N73°17'19"E a distance of 163.92' to a 48" painted red oak; thence with west line of Jacqueline Qualls Life Estate S24°14'00"E a distance of 481.51' to a 22" painted poplar; thence S55°20'49"E a distance of 480.31' to a painted set stone (old), being a southern most corner of Jacqueline Qualls Life Estate; thence with an east line of Jacqueline Qualls Life Estate N38°38'52"E a distance of 321.32' to a 24" painted buckeye; thence N51°31'35"E a distance of 108.47' to a 32" painted triple buckeye; thence N37°21'50"E a distance of 160.97' to a 30" painted hickory; thence N30°07'05"E a distance of 188.77' to a 16" painted sassafras; thence N21°46'39"E a distance of 163.86' to a 12" painted hickory in a fence; thence N07°16'25"E a distance of 291.20' to a painted set stone, being a northeast corner of Jacqueline Qualls Life Estate and a southeast corner of John and Cindy Sasse (RB:201 PG:649); thence leaving Jacqueline Qualls Life Estate and with an east line of John and Cindy Sasse N43°06'38"E a distance of 224.43' to a 18" painted poplar; thence N15°02'12"E a distance of 390.12' to a set stone; thence with a south line of John and Cindy Sasse S80°23'41"E a distance of 125.80' to a set stone at a 18" sassafras; thence N84°57'30"E a distance of 238.60' to a 16" painted hickory; thence S64°40'32"E a distance of 80.91' to a 24" painted sassafras; thence S83°31'13"E a distance of 260.61'; thence N71°22'02"E a distance of 204.53' to a 10" painted sassafras; thence N79°33'06"E a distance of 146.21' to a 14" poplar stump; thence N77°45'02"E a distance of 171.71' to a 22" painted poplar; thence S88°24'16"E a

distance of 175.21'; thence S74°40'48"E a distance of 86.21' to a ½" pipe (old); thence N79°55'03"E a distance of 104.51' to a ½" pipe (old), being a southeast corner of John and Cindy Sasse; thence with an east line of John and Cindy Sasse N14°09'26"W a distance of 119.59' to a painted poplar snag; thence N11°50'59"E a distance of 316.19' to a ½" pipe (old) in the center of Katy Hollow; thence with a south line of John and Cindy Sasse and with the center of Katy Hollow S65°37'44"E a distance of 400.96'; thence S67°35'02"E a distance of 295.76'; thence S86°51'23"E a distance of 199.96' to a point, being a northwest corner of Glenn Alcorn (RB:243 PG:707); thence leaving John and Cindy Sasse and with a west line of Glenn Alcorn S20°48'59"W passing through a 30" painted beech at a distance of 63.73' for a total distance of 328.63' to a ½" pipe (old), being a southwest corner of Glenn Alcorn and a northwest corner of James Smith and Johnny Nash (DB:295 PG:43); thence leaving Glenn Alcorn and with a west line of James Smith and Johnny Nash S28°46'40"W a distance of 60.63' to a 10" painted maple; thence S37°53'20"W a distance of 425.78' to a 22" painted hickory; thence S30°50'20"W a distance of 996.25' to a 18" painted maple; thence S21°13'32"W a distance of 220.37' to a 32" chestnut oak; thence S07°45'36"W a distance of 77.11' to a painted set stone (old); thence S22°49'02"E a distance of 202.93' to a 4" painted maple; thence S31°26'18"E a distance of 204.64' to a 12" painted maple in the center of a hollow, being a northwest corner of Christian Kinder; thence leaving James Smith and Johnny Nash and with a west line of Christian Kinder and with the center of a hollow S21°48'08"W a distance of 243.26' to a 8" painted ash; thence S39°40'56"W a distance of 249.95' to a 26" painted poplar; thence S50°29'38"W a distance of 174.14' to a ailanthus stump; thence S38°27'55"W a distance of 114.73' to a 4" painted maple; thence S57°35'11"W a distance of 222.54'; thence S35°01'25"W a distance of 191.99'; thence S41°10'25"W a distance of 146.24'; thence S50°49'25"W a distance of 281.70'; thence S13°20'25"W a distance of 127.08'; thence S49°33'25"W a distance of 122.65'; thence S27°38'25"W a distance of 365.10'; thence S62°45'25"W a distance of 67.94' to the beginning. Containing 227.013 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on January 3, 2025.

Previous and last conveyance being the property recorded in; Deed Book:281, Page:782, and Deed Book:282, Page:327, in the Register's Office of Overton County, Tennessee.

**Subject to any conveyance of mineral rights in the subject property in Mineral Rights Deed conveyance of record in Deed Book 202, Page 452 and as amended in Lease Book 24, Page 385, Register's Office for Overton county, Tennessee**

#### ADDITIONAL 2.0768 ACRE TRACT

The Land referred to herein below is situated in the County of Overton, State of Tennessee, and is described as follows:

Located in the 9th Civil District of Overton County, Tennessee, as follows:

Beginning at a large rock with 10" Poplar and 10" Sycamore pointers, in the margin of the old county road in Katy Hollow; thence down a drain N 01-10-16E 102.36 feet; thence N 19-35-00E 97.01 feet; thence N 00-02-58W 75.28 feet to the top of a falls; thence N 05-58-04E 179.90 feet to a I.P. at the forks of the Hollow, with 22" Beech pointer; thence up Katy Hollow S 67-50-01E 54.66 feet; thence N 76-50-30E 93.65 feet; thence S 84-47-38E 85.65 feet, thence N 61-36-05E 137.40 feet to a 12" poplar at the forks of a drain; thence S 80-36-18E 152.92 feet to a large rock on the South side of the Hollow,

thence S 45-12-53W 113.00 feet to the center of a road; thence with the road S 67-23- 35W 199.95 feet; thence S 59-12-02W 96.16 feet; thence S 40-30-52W 136.02 feet to a 6" pine; thence S 23-35-31W 106.93 feet; thence S 21-54-51W 104.69 feet; thence N 56- 18-56W 41.43 feet to the Point of Beginning, containing 2.0768 acres.

Being the same property conveyed to Crystal Jill Cunningham, by Warranty Deed from Judy King, of record in Deed Book 284, Page 121, in the Register's Office of Overton County, Tennessee, dated September 28, 1998 and recorded on October 19, 1998.