

CRYSTAL GATELY/CUNNINGHAM PROPERTY TRACTS 1-8

ATTORNEY'S OPINION OF TITLE

TO

REAL ESTATE

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 GATELY.

SCHEDULE "A"

Located in the Eighth (8th) Civil District of Overton County, Tennessee, and more particularly described as follows:

SEE DESCRIPTION ATTACHED AS EXHIBIT A HERETO

Being part of that property conveyed to Crystal Jill Gateley by Special Warranty Deed for Partition by Tenants in Common from Jill V. Cunningham, Crystal Jill Gateley, Robert W. Cunningham, Danny Cunningham, Carmen Cunningham and Jasmine Cunningham, of record in Record Book 163, Page 794, in the Register's Office of Overton County, Tennessee, dated October 20, 2014, and recorded on July 14, 2016. (as to both tracts)

SCHEDULE "B"

1. TAXES:

Address: 0 Peaceful Valley Lane, Monterey, TN 38574

Control Map 120; Group __; Parcel 007.00

2024 Overton County Property taxes in the amount of \$830.33 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.

Greenbelt application of record in GB 9, Page 454.(As to Tracts 1-3)

Address: 0 Tyler Point Rd., Monterey, TN 38574

Control Map 121; Group __; Parcel 002.00

2024 Overton County Property taxes in the amount of \$1,143.46 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 for the flow of the waters of unnamed branch or creek, and the rights of the public therein. (As to Tracts 1-8)

Easement for electric power right of way, recorded in Misc. 3, Page 325 and Misc. 7, Page 296. (As to Tracts 4-8)

3. RESTRICTIONS:

None of record.

4. LIENS:

None of record.

5. LEASES:

Lease between C.R. Cunningham and wife, Mary W. Cunningham, Lessor, and Jack Markham, Lessee, recorded in Lease Book 11, Page 323. (As to Tracts 1-8)

Lease between Robert Office and Bertha Officer, Lessor, and Pyle and Ramsey Drilling, Lessee, recorded in Lease Book 18, Page 84. (As to Tracts 4-8)

Lease between C.R. Cunningham, Lessor, and General Energy, Inc., Lessee, recorded in Lease Book 22, Page 202, as assigned in Lease Book 22, Page 202 and as partially released in Lease Book 29, Page 422. (As to Tracts 4-8)

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 Gateley being one and the same person as Crystal Jill Cunningham, Crystal Jill Gatley and Crystal Jill Reed.

Boundary Line Agreements incorporated with conveyances of record in Deed Book 286, Page 681 and Deed Book 286, Page 684. (As to Tracts 4-8)

Road right-of-way reserved in Record Book 163, Page 794. (As to Tracts 4-8)

Rights of upper and lower riparian owners to the flow of the waters of the unnamed branch or creek, free from diminution or pollution.

Rights of the public in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights. (As to Tracts 4-8)

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

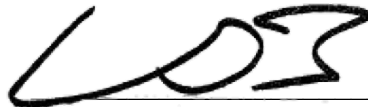
ACTIVITIES IN ANY COURT OF RECORD.

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 21st day of February, 2025 at 8:00 a.m.

By:

A handwritten signature in black ink, appearing to read 'WDB', is written over a horizontal line.

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

EXHIBIT A

Tract 1 - 77.299 Acres +/-

Beginning at a ½" pipe (old) in the southeast margin of Monterey Highway / Highway 84, being a northwest corner of David and Brandi Adcock (RB:208 PG:407); thence leaving David and Brandi Adcock and with the southeast margin of Monterey Highway / Highway 84 N23°50'36"E a distance of 802.95' to a ½" rebar (new); thence leaving Monterey Highway / Highway 84 and severing Crystal Gateley (RB:163 PG:794) S46°20'31"E a distance of 1517.40' to a ½" rebar (new); thence S08°16'15"W a distance of 2205.40' to a 16" painted white oak snag in a fence in a north line of Chris Landers (RB:210 PG:678); thence with a north line of Chris Landers and Carol and Don Fugate (DB:289 PG:604) a fence N86°18'43"W a distance of 769.13' to a 24" painted white oak in a fence; thence continuing with a north line of Carol and Don Fugate S88°13'32"W a distance of 403.48' to a ½" pipe (old) at a 2" painted maple, being a southeast corner of Tony Landers (RB:321 PG:722); thence leaving Carol and Don Fugate and with an east line of Tony Landers N06°11'55"E a distance of 247.50' to a ½" rebar (old), being a northeast corner of Tony Landers and a southeast corner of David and Brandi Adcock; thence leaving Tony Landers and with an east line of David and Brandi Adcock N06°31'16"E a distance of 1347.15' to a 24" painted hickory snag; thence N02°33'30"E a distance of 858.00' to a ½" pipe (old), being a northeast corner of David and Brandi Adcock; thence with a north line of David and Brandi Adcock N83°38'31"W a distance of 153.26' to the beginning. Containing 77.299 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 March 19, 2025.

Previous and last conveyance being a portion of the property recorded in Record Book:163, Page:794, in the Register's Office of Overton County, Tennessee.

Tract 2 - 126.658 Acres +/-

Beginning at a ½" rebar (new) in the southeast margin of Monterey Highway / Highway 84, being located N23°50'36"E a distance of 802.95' from a ½" pipe (old) at a northwest corner of David and Brandi Adcock (RB:208 PG:407); thence with the southeast margin of Monterey Highway / Highway 84 N23°50'36"E a distance of 547.54' to a ½" rebar (new); thence leaving Monterey Highway / Highway 84 and severing Crystal Gateley (RB:163 PG:794) S58°44'36"E a distance of 3477.27' to a 16" painted black oak in a fence in a west line of Deloy and Helen Thompson (RB:243 PG:394); thence with a west line of Deloy and Helen Thomason S00°53'12"W a distance of 76.96' to a 14" painted hickory; thence S32°21'11"W a distance of 243.82' to a 10" painted hickory; thence S24°44'09"W a distance of 158.86' to a 16" painted white oak; thence S32°56'40"W a distance of 232.11' to a 8' painted hickory; thence S33°03'30"W a distance of 292.58' to a 8" painted red oak; thence S25°55'01"W a distance of 159.92' to a 12" painted red oak; thence S35°25'23"W a distance of 177.68' to a 14" painted hickory in a fence; thence S38°18'13"W a distance of 241.74' to a 32" painted white oak in a fence; thence S29°54'42"W a distance of 182.04' to a 26" painted red oak in a fence; thence S49°51'14"W a distance of 233.53' to a painted rock, being a southwest corner of Deloy and Helen Thompson and a northeast corner of Chris Landers (RB:210 PG:678); thence leaving Deloy and Helen Thompson and with a north line of Chris Landers S46°35'56"W a distance of 319.27' to a 6" painted white oak; thence S59°06'34"W a distance of 210.25' to a 6" painted maple; thence S89°03'22"W a distance of 290.82' to a 28" painted chestnut oak; thence S80°06'37"W a distance of 196.51' to a 10" painted cedar in a fence; thence S86°05'16"W a distance of 227.77' to a 10" painted white oak; thence N62°59'53"W a distance of 239.47' to a 16" painted white oak snag in a fence; thence leaving Chris Landers and severing Crystal Gateley N08°16'15"E a

distance of 2205.40' to a ½" rebar (new); thence N46°20'31"W a distance of 1517.40' to the beginning. Containing 126.658 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 March 19, 2025.

Previous and last conveyance being a portion of the property recorded in Record Book:163, Page:794, in the Register's Office of Overton County, Tennessee.

Tract 3 - 74.195 Acres +/-

Beginning at a ½" pipe (old)/ 1" pipe (old) in the southeast margin of Monterey Highway / Highway 84, being a southwest corner of James Smith Family Limited Partnership and Johnny Nash (DB:279 PG:408); thence leaving Monterey Highway / Highway 84 and with a south line of James Smith Family Limited Partnership and Johnny Nash S85°13'05"E a distance of 658.41' to a 1" pipe (old) at a steel post (old) in a west line of Deloy and Helen Thompson (RB:285 PG:97), being a southeast corner of James Smith Family Limited Partnership and Johnny Nash; thence leaving James Smith Family Limited Partnership and Johnny Nash and with a west line of Deloy and Helen Thompson (RB:285 PG:97) S04°09'30"E a distance of 230.28'; thence S07°55'26"E a distance of 102.04' to a painted stump in a fence; thence S22°58'16"E a distance of 48.07' to a 28" painted white oak in a fence; thence S19°26'15"E a distance of 126.84'; thence S16°24'02"E a distance of 58.63' to a steel fence post; thence S21°19'29"E a distance of 39.12' to a wood fence post; thence S15°31'20"E a distance of 52.10' to a steel fence post; thence S38°41'27"E a distance of 23.75' to a steel fence post at a fence corner, being a southwest corner of Deloy and Helen Thompson (RB:285 PG:97); thence with a south line of Deloy and Helen Thompson (RB:285 PG:97) and a fence S83°58'37"E a distance of 128.87' to a 26" painted white oak in a fence; thence S82°45'38"E a distance of 175.16' to a 12" snag in a fence; thence S88°48'29"E a distance of 159.51' to a steel fence post; thence S86°12'58"E a distance of 183.60' to a 14" painted white oak in a fence; thence S81°24'37"E a distance of 155.77' to a 24" painted chestnut oak in a fence; thence S88°07'04"E a distance of 104.22' to a ½" pipe (old) at a 10" painted sassafras; thence with a west line of Deloy and Helen Thompson (RB:285 PG:97) S30°40'48"E a distance of 179.98' to a 30" painted snag in a fence; thence S50°55'08"E a distance of 144.01' to a 26" painted beech in a fence; thence S23°12'53"E a distance of 80.96' to a steel fence post; thence S18°52'07"E a distance of 177.63' to a 28" painted hickory in a fence; thence S38°46'41"E a distance of 197.50' to a 30" painted red oak in a fence; thence S34°52'20"E a distance of 82.61' to a 30" painted white oak in a fence; thence S21°50'21"E a distance of 194.49' to a 28" painted hickory at a fence corner, being a southwest corner Deloy and Helen Thompson (RB:285 PG:97); thence with a south line of Deloy and Helen Thompson (RB:285 PG:97) and a fence N83°31'07"E a distance of 1043.28' to a painted rock at a 24" painted hickory, being a northwest corner of Deloy and Helen Thompson (RB:243 PG:394); thence leaving Deloy and Helen Thompson (RB:285 PG:97) and with a west line of Deloy and Helen Thompson (RB:243 PG:394) S29°27'17"W a distance of 491.36' to a 32" painted maple; thence S34°32'18"W a distance of 54.88' to a 28" painted white oak; thence S30°27'52"W a distance of 263.13' to a 36" painted white oak; thence S36°54'29"W a distance of 430.06' to a 16" painted black oak in a fence; thence leaving Deloy and Helen Thompson (RB:243 PG:394) and severing Crystal Gateley (RB:163 PG:794) N58°44'36"W a distance of 3477.27' to a ½" rebar (new) in the southeast margin of Monterey Highway / Highway 84; thence with the southeast margin of Monterey Highway / Highway 84 N23°50'36"E a distance of 875.40' to the beginning. Containing 74.195 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 March 19, 2025.

Previous and last conveyance being a portion of the property recorded in Record Book:163, Page:794, in the Register's Office of Overton County, Tennessee.

Tract 4 - 135.381 Acres +/-

Beginning at a steel post at a 30' painted poplar in the south margin of Peaceful Valley Lane, being a northwest corner of Michael Bianco (RB:107 PG:442); thence leaving Peaceful Valley Lane and with a west line of Michael Bianco S25°13'12"W a distance of 114.98' to a ½" rebar (new), being a northeast corner of P.A. Copeland (DB:89 PG:571); thence leaving Michael Bianco and with a north line of P.A. Copeland N69°58'54"W a distance of 303.54' to a 20" painted hickory; thence N84°59'14"W a distance of 287.40' to a 2" pipe (old) at a painted rock, being a northwest corner of P.A. Copeland; thence with a west line of P.A. Copeland S07°45'27"W a distance of 467.33' to a 10" painted maple; thence S19°34'28"W a distance of 361.97' to a 16" painted maple; thence S24°58'46"W a distance of 350.52' to a 22" painted maple; thence S42°59'52"W a distance of 246.71' to a 10" painted maple; thence S58°28'14"W a distance of 181.03' to a 22" painted maple; thence S57°28'16"W a distance of 452.72' to a 20" painted hickory; thence S46°25'59"W a distance of 499.60' to a 12" painted maple; thence continuing with a northwest line of P.A. Copeland and The Kevin Ray Revocable Trust (RB:104 PG:781) S52°08'14"W a distance of 384.78' to a 22" painted maple; thence continuing with a north line of The Kevin Ray Revocable Trust (RB:104 PG:781) S80°04'35"W a distance of 167.10' to a 26" painted maple; thence continuing with a north line of The Kevin Ray Revocable Trust (RB:104 PG:781) and a north line of The Kevin Ray Revocable Trust (RB:195 PG:773) S89°27'13"W a distance of 1639.74' to a 3/8" rebar (old) at a 22" shag bark hickory in an east line of Chris Landers (RB:210 PG:678), being a northwest corner of The Kevin Ray Revocable Trust (RB:195 PG:773); thence leaving The Kevin Ray Revocable Trust (RB:195 PG:773) and with an east line of Chris Landers and a painted line N01°55'43"E a distance of 1895.36' to a painted rock at a 12" ash snag in a south line of Deloy and Helen Thompson (RB:243 PG:394), being a northeast corner of Chris Landers; thence leaving Chris Landers and with a south line of Deloy and Helen Thompson S44°38'25"E a distance of 365.76' to a painted rock; thence S13°55'52"E a distance of 297.88' to a painted rock; thence S53°04'22"E a distance of 608.33' to a 38" painted red oak; thence N32°41'31"E a distance of 393.55' to a 26" painted hickory; thence N37°30'01"E a distance of 217.91' to a painted rock pile; thence N55°13'14"E a distance of 360.87' to a 8" painted maple; thence N51°34'27"E a distance of 435.81' to a 26" painted ash; thence N51°46'35"E a distance of 268.77' to a 16" painted hickory; thence N57°26'26"E a distance of 269.03' to a 28" painted maple; thence N68°20'27"E a distance of 286.81' to a 12" painted ash; thence N73°59'20"E a distance of 103.53' to a 32" painted buckeye snag, being a southeast corner of Deloy and Helen Thompson; thence with an east line of Deloy and Helen Thompson N06°43'15"E a distance of 1050.27' to a set stone at a 2" painted maple in the center of Peaceful Valley Lane (Not County Maintained); thence leaving Deloy and Helen Thompson and severing Crystal Gateley (RB:163 PG:794) and with the center of Peaceful Valley Lane (Not County Maintained) S24°27'08"E a distance of 174.09'; thence S62°16'32"E a distance of 389.82'; thence S34°22'47"E a distance of 128.70'; thence S44°49'12"E a distance of 542.84'; thence S53°02'40"E a distance of 151.06'; thence S37°25'28"E a distance of 103.53'; thence S51°41'22"E a distance of 145.50'; thence S59°23'12"E a distance of 116.48' to a point at the end of Peacefull Vally Lane; thence with the end of Peaceful Valley Lane S32°19'09"W a distance of 10.00' to a ½" rebar (new) in the south margin of Peaceful Valley Lane; thence with the south margin of Peaceful Valley Lane S57°40'51"E a distance of 86.74' to the beginning. Containing 135.381 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 March 19, 2025.

Previous and last conveyance being a portion of the property recorded in Record Book:163, Page:794, in the Register's Office of Overton County, Tennessee.

Tract 5 - 103.153 Acres +/-

Beginning at a ½" rebar (new) in the north margin of Peaceful Valley Lane, being located N79°56'04"W a distance of 1993.89' from a set stone at a 40" hickory at a southwest corner of Molly Wood (RB:119 PG:751); thence with the north margin of Peaceful Valley Lane N64°09'00"W a distance of 59.55'; thence N57°40'51"W a distance of 85.61' to a 22" hickory at a gate; thence S32°19'09"W a distance of 10.00' to a point in the center of Peaceful Valley Lane (Not County Maintained); thence leaving Peaceful Valley Lane and severing Crystal Gateley (RB:163 PG:794) and with the center of Peaceful Valley Lane (Not County Maintained) N59°23'12"W a distance of 116.48'; thence N51°41'22"W a distance of 145.50'; thence N37°25'28"W a distance of 103.53'; thence N53°02'40"W a distance of 151.06'; thence N44°49'12"W a distance of 542.84'; thence N34°22'47"W a distance of 128.70'; thence N62°16'32"W a distance of 389.82'; thence N24°27'08"W a distance of 174.09' to a set stone at a 2" painted maple in an east line of Deloy and Helen Thompson (RB:243 PG:394); thence with an east line of Deloy and Helen Thompson (RB:243 PG:394) and with the center of Peaceful Valley Lane (Not County Maintained) N28°22'35"W a distance of 412.20'; thence N72°46'45"W a distance of 177.59'; thence N52°25'45"W a distance of 217.79'; thence N32°22'45"W a distance of 185.54'; thence N14°56'15"E passing through a 18" painted hickory at distance of 13.72' for a total distance of 191.12'; thence N23°41'15"E a distance of 152.47'; thence N20°33'15"E a distance of 147.08'; thence N38°22'15"E a distance of 83.57'; thence N31°58'15"E a distance of 107.85'; thence N40°28'07"E a distance of 142.60' to a 8' painted buckeye, being a northeast corner of Deloy and Helen Thompson (RB:243 PG:394); thence with a north line of Deloy and Helen Thompson (RB:243 PG:394) N36°19'47"W a distance of 146.68' to a 16" painted white oak; thence N83°11'00"W a distance of 1033.75' to a painted rock at a 24" painted hickory in a southeast line of Deloy and Helen Thompson (RB:285 PG:97), being a northwest corner of Deloy and Helen Thompson (RB:243 PG:394); thence leaving Deloy and Helen Thompson (RB:243 PG:394) and with a southeast line of Deloy and Helen Thompson (RB:285 PG:97) and a fence N40°45'01"E a distance of 614.93' to a 26" painted hickory in a fence; thence N37°07'51"E a distance of 177.70' to a painted red rock at a 18" painted hickory, being a northeast corner of Deloy and Helen Thompson (RB:285 PG:97), a southern most corner of James Smith Family Limited Partnership and Johnny Nash (DB:279 PG:408), and a southwest corner of Michael Kress (RB:273 PG:231); thence leaving Deloy and Helen Thompson (RB:285 PG:97) and with a south line of Michael Kress and a fence S86°21'51"E a distance of 436.95' to a ½" pipe (old) at a wood post at a fence corner; thence with a west line of Michael Kress and a fence S08°11'18"E a distance of 673.27' to a ½" pipe (old) at a wood post at a fence corner, being a southwest corner of Michael Kress; thence with a south line of Michael Kress and a fence S84°21'07"E a distance of 184.71' to a 10" painted beech at a fence corner, being a southeast corner of Michael Kress; thence with an east line of Michael Kress and a fence N32°22'42"E a distance of 129.34' to a 26" painted white oak in a fence; thence N37°49'35"E a distance of 146.03' to a 26" painted beech in a fence; thence N42°42'04"E a distance of 79.55' to a 8" painted maple in a fence, being a southwest corner of Cecil Emmett Crawford Trustees (RB:282 PG:778); thence leaving Michael Kress and with a south line of Cecil Emmett Crawford Trustees S77°31'12"E a distance of 103.97' to a 28" painted maple; thence

S85°19'11"E a distance of 225.89' to a 24" painted hickory; thence S82°11'05"E a distance of 492.29' to a 26" painted maple; thence S83°34'34"E a distance of 522.43' to a 34" painted white oak; thence leaving Cecil Emmett Crawford Trustees and severing Crystal Gateley S00°21'34"E a distance of 2902.05' to the beginning. Containing 103.153 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 March 19, 2025.

Previous and last conveyance being a portion of the property recorded in Record Book:163, Page:794, in the Register's Office of Overton County, Tennessee.

Tract 6 - 55.211 Acres +/-

Beginning at a ½" rebar (new) in the north margin of Peaceful Valley Lane, being located N77°28'10"W a distance of 973.88' from a set stone at a 40" hickory at a southwest corner of Molly Wood (RB:119 PG:751); thence with the north margin of Peaceful Valley Lane N78°28'17"W a distance of 137.07'; thence with a curve turning to the left with an arc length of 181.64', with a radius of 614.02', with a chord bearing of N86°56'46"W, with a chord length of 180.98'; thence S84°34'44"W a distance of 90.18'; thence with a curve turning to the right with an arc length of 57.12', with a radius of 223.36', with a chord bearing of N88°05'43"W, with a chord length of 56.96'; thence N80°46'11"W a distance of 247.30'; thence N77°35'27"W a distance of 129.98'; thence N85°06'47"W a distance of 54.20'; thence with a curve turning to the right with an arc length of 131.12', with a radius of 358.37', with a chord bearing of N74°37'54"W, with a chord length of 130.39' to a ½" rebar (new); thence leaving Peaceful Valley Lane and severing Crystal Gateley (RB:163 PG:794) N00°21'34"W a distance of 2902.05' to a 34" painted white oak in a south line of Cecil Emmett Crawford Trustees (RB:252 PG:778); thence with a south line of Cecil Emmett Crawford Trustees S85°55'43"E a distance of 314.84' to a 26" painted beech; thence S81°02'29"E a distance of 221.67' to a 34" painted hickory; thence S74°54'48"E a distance of 117.60' to a 28" maple in a fence; thence leaving Cecil Emmett Crawford Trustees and severing Crystal Gateley S07°24'55"E a distance of 2976.59' to the beginning.

Included in the above described property, but excluded from the conveyance is an interior tract described as follows:

Beginning at a point, being located N75°21'51"W a distance of 1478.37' from a set stone at a 40" hickory at a southwest corner of Molly Wood (RB:119 PG:751); thence severing Crystal Gateley (RB:163 PG:794) N82°11'18"W a distance of 147.58' to a point; thence N07°48'42"E a distance of 147.58' to a point; thence S82°11'18"E a distance of 147.58' to a point; thence S07°48'42"W a distance of 147.58' to the beginning. Containing 0.500 acres more or less.

Containing a total acreage of 55.211 acres more or less as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples, Jr. R.L.S. #2171, March 19, 2025.

Also included in the above described property is a 15' Right of Way registered in Record Book:163, Page:794, in the Registers Office of Overton County, Tennessee.

Previous and last conveyance being a portion of the property recorded in Record Book:163, Page:794, in the Register's Office of Overton County, Tennessee.

Tract 7 - 43.246 Acres +/-

Beginning at a ½" rebar (new) in the north margin of Peaceful Valley Lane, being located N81°03'01"W a distance of 163.55' from a set stone at a 40" hickory at a southwest corner of Molly Wood (RB:119 PG:751); thence with the north margin of Peaceful Valley Lane and with a curve turning to the right with an arc length of 137.54', with a radius of 1168.40', with a chord bearing of N77°40'41"W, with a chord length of 137.46'; thence N74°18'21"W a distance of 112.83'; thence with a curve turning to the left with an arc length of 205.48', with a radius of 2502.24', with a chord bearing of N76°39'30"W, with a chord length of 205.43'; thence N79°00'39"W a distance of 185.97'; thence N75°14'27"W a distance of 169.36' to a ½" rebar (new); thence leaving Peaceful Valley Lane and severing Crystal Gateley (RB:163 PG:794) N07°24'55"W a distance of 2976.59' to a 28" maple in a fence in a south line of Cecil Emmett Crawford Trustees (RB:282 PG:778); thence with a south line of Cecil Emmett Crawford Trustees and a fence S89°59'16"E a distance of 117.87' to a 42" painted beech; thence S64°58'59"E a distance of 109.44' to a 28" painted sycamore in a fence; thence S75°35'51"E a distance of 142.57' to a ; 8' hickory in a fence; thence N87°09'08"E a distance of 296.73' to a steel fence post; thence leaving Cecil Emmett Crawford Trustees and severing Crystal Gateley S05°44'43"E a distance of 2190.06' to a ½" rebar (new); thence S21°00'27"E a distance of 829.39' to a ½" rebar (new); thence S02°33'08"E a distance of 117.32' to the beginning. Containing 43.246 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 March 19, 2025.

Previous and last conveyance being a portion of the property recorded in Record Book:163, Page:794, in the Register's Office of Overton County, Tennessee.

Tract 8 - 60.980 Acres +/-

Beginning at a set stone at a 40" hickory in the north margin of Peaceful Valley Lane, being a southwest corner of Molly Wood (RB:119 PG:751); thence leaving Molly Wood and with the north margin of Peaceful Valley Lane N81°03'01"W a distance of 163.55' to a ½" rebar (new); thence leaving Peaceful Valley Lane and severing Crystal Gateley (RB:163 PG:794) N02°33'08"W a distance of 117.32' to a ½" rebar (new); thence N21°00'27"W a distance of 829.39' to a ½" rebar (new); thence N05°44'43"W a distance of 2190.06' to a steel fence post in a south line of Cecil Emmett Crawford Trustees (RB:282 PG:778); thence with a south line of Cecil Emmett Crawford Trustees and a fence N85°25'30"E a distance of 165.47' to a painted wood fence post; thence S83°48'49"E a distance of 296.76' to a 22" painted hickory in a fence; thence S82°14'48"E a distance of 563.88' to a 32" painted beech in a fence; thence S51°23'20"E a distance of 190.93' to a 30" painted beech in a fence; thence S81°18'01"E a distance of 454.86' to a painted wood post at a fence corner, being a northwest corner of Devin and Hannah Walker (RB:207 PG:946); thence leaving Cecil Emmett Crawford Trustees and with a west line of Devin and Hannah Walker and a fence S11°03'47"W a distance of 223.55' to a 24" painted maple in a fence; thence S44°17'26"W a distance of 57.50' to a 34" painted red oak in a fence; thence S63°21'45"W a distance of 151.19' to a 34" painted beech in a fence; thence S39°49'13"W a distance of 53.01' to a steel fence post; thence S20°43'19"W a distance of 103.47' to a 22" painted poplar in a fence; thence S09°52'54"W a distance of 421.00' to a 24" painted hickory in a fence; thence S05°32'25"W a distance of 365.57' to

a 24" painted beech in a fence; thence $S02^{\circ}09'54''W$ a distance of 120.62' to a 1" pipe (old) at a 26" painted hickory in a fence in a north line of Molly Wood, being a southwest corner of Devin and Hannah Walker; thence leaving Devin and Hannah Walker and with a north line of Molly Wood and a fence $S65^{\circ}20'03''W$ a distance of 39.34' to a 24" painted beech in a fence; thence $N87^{\circ}15'49''W$ a distance of 323.20' to a 10" painted maple at a fence corner, being a northwest corner of Molly Wood; thence with a west line of Molly Wood and a fence $S06^{\circ}12'43''W$ a distance of 1347.22' to a 4" painted hickory in a fence; thence $S15^{\circ}01'56''W$ a distance of 111.72' to the beginning. Containing 60.980 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 March 19, 2025.

Previous and last conveyance being a portion of the property recorded in Record Book:163, Page:794, in the Register's Office of Overton County, Tennessee.