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ATTORNEY'S PRELIMINARY REPORT ON TITLE

TO: **TAYS REALTY & AUCTION, LLC**

RE: **112 Newberry Rd., Crossville, Tennessee 38571**

Based upon a personal examination of the public records for a period of thirty (30) years preceding the date of this certificate affecting the title to the real estate described on Exhibit "A" attached to this Attorney's Preliminary Report on title, the undersigned certifies to the above-named addressee that marketable fee simple title to the real property described on Exhibit "A" is vested in **Shirley Jean Netherton, Staci Moore, Johnny Moore, Jr., Tammy Hicks, Timothy W. Stone, Tracy M. Jarman, Brenda Moore and Anthony Martin Moore**, by virtue of the instrument referenced in Exhibit "A" and subject to the matters appearing on Exhibit "B" and the following matters:

1. The lien of Cumberland County real property taxes for the year 2026, not yet due nor payable and subsequent years for Map 59, Parcel 31.00. 2025 taxes were paid January 20, 2026 in the amount of \$544.00 on Receipt #40836.
2. No liens or Trust Deeds found, please verify with the Sellers.
3. Right of way for Newberry Road and Highway 70 N.
4. Easement to Middle Tennessee Natural Gas of record at Book 1204, page 699, Register's Office, Cumberland County, Tennessee.
5. Affidavit of Heirship for the Estate of Dennie M. Moore, Jr. must be executed by an interested third party and duly filed of record.
6. Estate documents for the Estate of Johnny Samuel Moore, Sr., must be duly filed of record.

This Certificate is dated as of the th day of November, 2023 at 8:00 A.M.

**LOONEY, LOONEY, CHADWELL &
HAMBY, PLLC**

BY: _____



Kenneth M. Chadwell, Attorney

EXHIBIT "A"

Lying and being in the SECOND CIVIL DISTRICT of Cumberland County, Tennessee and being more particularly described as follows:

TRACT ONE: Beginning at an iron pipe in the southeast boundary line of the Melvin Mast property being South 51 deg. 45 min. West 500 feet from the original beginning corner of which this is a part, located on the southwest right-of-way line of Cookeville Highway (U.S. 70); thence with said Mast's southeast boundary line South 51 deg. 45 min. West 1109 feet to a fence corner being an original corner of which this is a part and a corner of the Newberry heirs; thence with said Newberry's northeastern most line South 51 deg. 45 min. East 684 feet to a fence post in the northwest right-of-way of a country road; thence with said right-of-way North 51 deg. 45 min. East 1318 feet to an iron stake, being a corner of the Alex Scarbrough 5 acre tract; thence with said tract for the next three (3) courses and distances; North 46 deg. West 552 feet to an iron stake; South 53 deg. West 279 feet to an iron pipe; thence North 39 deg. West 129 feet to the beginning, containing **20 acres**, more or less.

Tract One being the same property acquired by Dennie M. Moore, Sr. and wife, Virginia E. Moore, by virtue of a deed dated October 23, 1974, from Andrew L. Miller and wife, Amanda Miller, of record at Deed Book 156, page 147, Register's Office, Cumberland County, Tennessee. Virginia E. Moore died on February 5, 2015, leaving Dennie M. Moore, Sr. as the surviving tenant by the entirety. Dennie M. Moore, Sr. died on September 5, 2018. See Order and Last Will and Testament of record at Book 1641, page 1471, said Register's Office. See also Agreed Order to Enforce Judicial Settlement Agreement of record at Book 1727, page 1851, said Register's Office.

Included in the above described property, but specifically **EXCLUDED**, from this conveyance is that certain tract of 5.62 acres, more or less, previously conveyed to Johnny Samuel Moore and wife, Margaret Moore, by virtue of a deed dated December 5, 2006, of record at Book 1249, page 943, Register's Office, Cumberland County, Tennessee.

TRACT TWO: Beginning on a 1 inch angle iron located approximately 30 feet Southwest of the center of Highway #70, said angle iron is the common corner of the North for this described parcel and the remainder of the Benjamin F. Barnwell property and is farther located S41-34-41E 16.7 feet from a utility pole, thence leaving Barnwell and going with said Highway S47-00-17E 226.14 feet to the intersection of Moore Road, thence leaving Highway #70 and going with the Northwestern side of Moore Road (approximately 12.5 feet from center) S57-17-10W 291.83 feet to a ½ inch steel rod, thence leaving Moore Road and going with Dennie Moore N42-08-13W 182.79 feet to a treated fence post marking the Western most corner of this described parcel, thence leaving Dennie Moore and going with the remainder of the Benjamin Barnwell property N48-58-53E 268.75 feet to the beginning containing 1.30 acres as surveyed by the David H. Bradley – Land Surveying Company R.L.S. #1137 on 24 April, 1996.

Tract Two being the same property acquired by Dennie M. Moore, Sr. and wife, Virginia Ellen Moore, by virtue of a deed dated April 29, 1996, from Benjamin F. Barnwell, of record at Deed Book 508, page 430, Register's Office, Cumberland County, Tennessee. Virginia E. Moore died on February 5, 2015, leaving Dennie M. Moore, Sr. as the surviving tenant by the entirety. Dennie M. Moore, Sr. died on September 5, 2018. See Order and Last Will and Testament of record at Book 1641, page 1471, said Register's Office. See also Agreed Order to Enforce Judicial Settlement Agreement of record at Book 1727, page 1851, said Register's Office.

EXHIBIT "B"

(Additional Exceptions)

1. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
2. The rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictions, boundary line disputes, or any matter not of record which would be disclosed by an accurate and certified transit survey and/or visual inspection of the premises. This certificate will not insure the acreage or area contained in a given tract nor the accuracy of location of boundary lines, nor the location or contiguity of the interior lines of any parcels making up such premises.
3. Easements, or claims of easements, not shown by the public records.
4. The rights of upper and lower riparian owners. The potential riparian rights, if any, are neither guaranteed nor certified.
5. Any instrument in the chain of title being a forgery or having been procured by fraud.
6. Any impropriety in the delivery of any deed in the chain of title.
7. The incompetence or minority of any person executing any instrument in the chain of title.
8. Lack of corporate capacity or the proper corporate authorization for the execution of any instrument in the chain of title executed by a corporation.
9. Any claim or ownership interest of undisclosed heirs and the omission by any such heirs of the execution of any instrument in the chain of title.
10. The effect of any laws, ordinances, governmental regulations, the power of eminent domain, or governmental exercise of the police power, that may affect the subject property.
11. Marital rights of any undisclosed spouse of any grantor executing instruments in the chain of title who did not join in the conveyance of the subject property.
12. Any federal litigation or bankruptcy proceedings affecting title to the subject property for which there is nothing of record in the Register's Office of the County where the land lies to indicate the pendency and/or status of such litigation or proceedings.
13. Subject to the proper indexing of all instruments in the chain of title in the Register's Office of the County where the land lies.
14. Any potential rollback taxes which may be imposed pursuant to the Agricultural, Forest and Open Space Land Act of 1976, codified at Tennessee Code Annotated §67-5-101, et seq.
15. All oil, gas, or other minerals that are, or may be, claimed by others.
16. Such state of facts and/or circumstances as may be known to the addressees of this Report on Title and their privies for whom this opinion is prepared which may be contrary to or inconsistent with the findings herein expressed, which facts and/or circumstances have not been made known to the undersigned.
17. The effects of the Subdivision Regulations of the Cumberland County Regional Planning Commission and Regional and Municipal Planning Statutes codified in Chapters 3 and 4 of Title 13 of the Tennessee Code Annotated, and any amendments thereto, upon or with regard to the subject real property, including, but not limited to, any loss, damages or claims arising from failure to comply to said regulations and statutes or failure to obtain authorization under said regulations and statutes for the subdivision of the real property or the division of the subject real property from a larger tract of property.