



— CAPSTONE —

TITLE & ESCROW, LLC

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283 S. LOWE AVE.  
COOKEVILLE, TN 38501

August 3, 2023

Amonett's Eagle Auction & Realty, LLC

Lee Amonett:

Pursuant to your request, I have examined the public records of the Register of Deeds and Tax Offices for Smith County, Tennessee, concerning title to the real estate described in Warranty Deed from David W. Lawrence and Robert A. Simpson, unto Everett Henkel, dated November 30, 2018, and recorded in Record Book 348, Page 528, in the Register's Office for Smith County, Tennessee (ROSCT).

The subject property lies in the Tenth (10th) Civil District of Smith County, Tennessee, and is identified as **Tax Map 91, Parcel 9.00**.

Based upon said title search, I am of the opinion and so certify that the fee simple title to the property described above is vested in **Everett Henkel**.

Said title opinion is subject to the following:

1. There is a lien for the 2023 state and local taxes in an undetermined amount, which said amount will become due and payable October 1, 2023, but may be paid without penalty or interest accruing until March 1, 2024. Said taxes are currently being assessed against **Tax Map 91, Parcel 9.00**, in the Tax Assessor's Office for Smith County, Tennessee. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. 2022 Smith County Tax is PAID in the amount of \$618.00, and identified as Tax Map 91, Parcel 9.00.
3. This property is presently in a greenbelt and is potentially subject to rollback taxes should its present classification change. The parties agree that Capstone Title and Escrow, LLC is in no way responsible for the payment of these rollback taxes.
4. The tax information contained in this opinion is only in regard to the real estate taxes. Any personal property or special use taxes are outside the scope of this opinion.
5. Subject to an easement recorded in Book 30, Page 550, ROSCT.
6. Subject to Lease Agreement recorded in Book 133, Page 81, ROSCT.
7. Subject to any claims that may be made against any estate including but not limited to claims in the chain of title pursuant to the TennCare provisions contained in T.C.A. Section 71-5-116.
8. This opinion does not certify as to oil, gas, mineral or other leases.
9. Matters affecting the title which are not of record, or which, if they are of record, are not indexed in such a manner that a reasonable prudent search would have revealed them to the examiner.

**NOTE: There is currently a mobile home situated on the property described herein.**

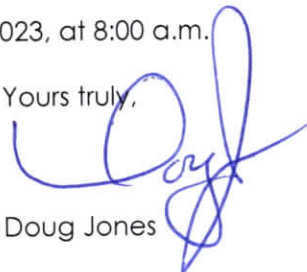
This title letter does not make any representation with regard to (a) any matter undisclosed to the examiner about which the addressee has actual knowledge; (b) any parties in possession; (c) deficiencies in quantities of land; (d) boundary line disputes; (e) mineral rights or severances (f) roadways; (g) any unrecorded easements; (h) any unrecorded liens; (i) accuracy of the index books of the Register's Office; (j) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (k) any undisclosed heirs; (l) any fraud or forgery in connection with any of the instruments in the chain of title; (m) mental incompetence; (n) confusion with regard to the name or proper identity of parties; (o) improprieties with regard to delivery of deed; (p) marital rights (spouse or former spouse); (q) any instrument executed by a minor; (r) lack of corporate capacity in the event a corporation is in the chain of title; (s) the applicability of any zoning or subdivision regulations or that the Interstate Land Sales Full Disclosure Act has been complied with either in whole or in part; (t) compliance with the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act, the Clean Air Act, 42 U.S.C. Sections 9601 et seq., 6901 et seq., 7401 et seq., the Toxic Substances Control Act, 15 U.S.C. Sec. 2601 et seq., and similar federal or state statutes; (u) any security interest perfected by financing statement and not by deed; (v) any interest or documents of record in any county other than the county in which said real estate is located; (w) any interest or documents of record in any office in the county in which said real estate is located in which real estate records are not ordinarily recorded, including but not limited to, all judicial records; (x) any liens, encumbrances or conveyances filed before or after the respective lien debtor, or owner, held recorded legal title to said real estate; and (y) the existence, maintenance or availability of insurance against risks of damage to or loss of said property, fixtures or appurtenances thereto.

**This title examination is issued for the sole use and benefit of the addressee named above. NO OTHER OR FURTHER USE MAY BE MADE OF THIS OPINION WITHOUT THE PRIOR WRITTEN CONSENT OF THE LAW OFFICE OF DOUG JONES.**

This title opinion is executed as of August 3, 2023, at 8:00 a.m.

Yours truly,

Doug Jones



**EXHIBIT A  
LEGAL DESCRIPTION**

Being located in the Tenth Civil District of Smith County, Tennessee, to-wit:

Bounded on the South by 1-40; West by Dewey Watson; North by Dewey Watson; and East by Public Road leading to Congo Bottom, containing fifty-six (56) acres, more or less, and being sold by the boundary and not by the acre.

INCLUDED in the above description but SPECIFICALLY EXCLUDED from this conveyance is the following tract or parcel of land conveyed to Charles P. Fields and wife, Deborah K. Fields, by Quitclaim Deed from Charles P. Fields and wife, Deborah K. Fields, dated July 23, 2010, of record in Record Book 224, Page 748, Register's Office, Smith County, Tennessee and being more particularly described as follows, to-wit:

Beginning at an iron pin on the north margin of Congo Bottom Lane and the East margin of Gravely Lane and running with Gravely Lane in a northerly direction approximately 1,192 feet to an iron pin; thence in an easterly direction approximately 400 feet to an iron pin; thence in a southerly direction approximately 457 feet to an iron pin; thence in a westerly direction approximately 350 feet to an iron pin; thence in a southerly direction approximately 735 feet to an iron pin in the north margin of Congo Bottom Lane; thence with the north margin of Congo Bottom Lane in a westerly direction approximately 50 feet to the point of beginning, containing approximately 5.0 acres, more or less.

Previous and Last Conveyance being by Warranty Deed from David W. Lawrence and Robert A. Simpson, unto Everett Henkel, dated November 30, 2018, and recorded in Record Book 348, Page 528, in the Register's Office for Smith County, Tennessee (ROSCT).