



Randy S. Chaffin
210 N. Washington Ave.
Cookeville, TN 38501
Phone: (931) 400-7325
Fax: (931) 372-2902

February 17, 2025
8:00 a.m.

Amonett's Eagle Auction
117 South Jefferson Avenue
Cookeville, Tennessee 38501

Re: Borrower: The Estate of Ricky Glyn Gentry
Property: Map 40F Group G Parcel 2.01
1791 N. Washington Ave., Cookeville, TN 38501

To Whom It May Concern:

I hereby certify that I have examined the public real estate records of Putnam County, Tennessee, affecting the title to the property located in the First (1st) Civil District in Putnam County, Tennessee, conveyed to Ricky G. Gentry, by a Warranty Deed recorded April 5, 2013 in Record Book 753 Page 402. Ricky G. Gentry, aka Ricky Glyn Gentry is deceased, his heirs being Madison Gentry Thompson and McKenzie Mapes. Michelle Whiteaker being appointed as the Personal Representative of the Estate of Ricky Glen Gentry, probated in Probate Case# 21937. This opinion covers a period of thirty (30) years through February 17, 2025, at 8:00 a.m.

My examination of the said public records reveals the following objections:

1. Mortgages, deeds of trust, and/or purchase money lien notes:

None.

2. Taxes:

2024 City Taxes as shown on Tax Map 40M, Group D, Parcel 10.00, in the amount of \$462.00 have been paid.

2024 County Taxes as shown on Tax Map 40M, Group D, Parcel 10.00, in the amount of \$1,336.00 have been paid.

3. Other:

***Subject to the open estate of Ricky Glyn Gentry.**

Subject to Restrictions as shown in Warranty Deed recorded in Plat WD 50 Page 17 (1946) in the Register's Office of Putnam County, Tennessee.

Subject to an Easement of record in Record Book 423 Page 321 in the Register's Office of Putnam County, Tennessee.

Subject to a ROW Easement of record in Record in Record Book 423 Page 321 in the Register's Office of Putnam County, Tennessee.

NOTE: If improvements are completed after January 1 of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. I assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. §67-5-603 et seq.

NOTE: No opinion is herein expressed regarding public utility property taxes (as defined by T.C.A. §67-5-501(8) or as to personal property taxes assessed to a name other than the record property owner and I assume no liability therefor. Any reference to such tax above is for information purposes only.

4. This title opinion does not make any representation with regard to:

(a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) locations of roadways or rights-of-way or access to the property; (e) any unrecorded easements and/or rights-of-way; (f) locations of improvements; (g) any unrecorded liens, including without limitation, undisclosed materials and mechanics liens; (h) accuracy of the index books of the Register's Office for the county in which the property is located; (i) any matter not of public record which would be disclosed by an accurate survey of inspection of the premises; (j) any undisclosed heirs; (k) any fraud or forgery in connection with any of the instruments in the chain of title; (l) mental incompetence; (m) confusion with regard to the name or proper identity of parties; (n) improprieties with regard to delivery of deed or improprieties with any foreclosure of the real estate within the chain of title; (o) marital rights (spouse or former spouse of past owners not revealed in the instrument); (p) any instrument executed by a minor; (q) lack of corporate capacity or lack of authority of an officer(s) in the event a corporation or limited liability company is in the chain of title; (r) lack of authority of a partner or partners of a partnership in the event a partnership is in the chain of title and the instrument is signed by less than all partners; (s) any instrument executed by a surviving spouse that falsely states the other spouse is deceased, or fails to disclose that the surviving spouse is responsible for the intentional killing of the deceased spouse; (t) any facts that would be revealed by an examination of the records of the State Courts, Federal District Court and Federal Bankruptcy Court; (u) any questions of security interests or liens under the Uniform Commercial code; (v) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a subdivision or reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation;

(w) public utility property taxes; (x) the validity or effectiveness of any instrument or document referenced as an objection in this opinion.


These items listed under the immediately preceding paragraph are matters which would not be revealed by an examination of the records of the Register's Office of the county in which the property is located, and, therefore matters about which we have no means of securing the necessary information.

(1) The matters under (a), (b), (c), (d), (e) and (f) could be protected against by an accurate survey by a qualified licensed surveyor.

(2) Item (g) 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 the completion and waiting the statutorily prescribed number of days to close as per T.C.A. 66-11-143, et seq.

(3) The matters under (h) through (s) 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 and our position, if you desire, to arrange for title insurance to be secured.

This is not title insurance; title insurance is recommended. This title opinion is issued for the sole internal use and benefit of Amonett's Eagle Auction & Realty and no other person or organization shall be entitled to rely upon it without my express prior written approval. This title opinion is not an opinion regarding the validity or enforceability of any matters stated above as objections.

By: 
Randy S. Chaffin
Attorney-at-Law

Schedule A- North Washington Avenue

Beginning at an iron pin in the east margin of North Washington Ave, said pin being the southwest corner of the tract herein described also being Washington Ave. Baptist Church (324-599) northwest corner; thence leaving said church and going with North Washington Ave. N 01°12'56" E a distance of 87.53' to an iron pin being Darryl Huddlestons (384-593) Southwest corner, thence leaving said Ave. and going with Huddleston S 84°03'18" E a distance of 137.93' to an iron pin being Harold Coffelts (324-687) Northwest corner; thence leaving Huddleston and going with Coffelt S 00°43'02" E a distance of 99.06' to an iron pin in the North line of Washington Ave Baptist Church; thence with said church N 79°34'00" W a distance of 142.64' to the point of beginning containing 0.30 acres, more or less, as surveyed by Larry Jackson RLS #2269 on 3-12-2013.

Subject to any matters as shown on a plat of record in Warranty Deed Book 50, Page 17, Register's Office of Putnam County, Tennessee.

Subject to easements contained in a Warranty Deed filed of record in Warranty Deed Book 423, Page 321, Register's Office of Putnam County, Tennessee.

THE PREVIOUS AND LAST conveyance as of record in Record Book 753, Page 402, in the Register's Office of Putnam County, Tennessee.



Randy S. Chaffin
210 N. Washington Ave.
Cookeville, TN 38501
Phone: (931) 400-7325
Fax: (931) 372-2902

February 3, 2025
8:00 a.m.

Amonett's Eagle Auction
117 South Jefferson Avenue
Cookeville, Tennessee 38501

Re: Borrower: The Estate of Ricky Glyn Gentry
Property: Map 40M Group D Parcel 10.00
721 Breeding Ave., Cookeville, TN 38501

To Whom It May Concern:

I hereby certify that I have examined the public real estate records of Putnam County, Tennessee, affecting the title to the property located in the First (1st) Civil District in Putnam County, Tennessee, conveyed to Ricky G. Gentry, by a Personal Representative's Deed recorded October 30, 2014 in Record Book 843 Page 366. Ricky G. Gentry, aka Ricky Glyn Gentry is deceased, his heirs being Madison Gentry Thompson and McKenzie Mapes. Michelle Whiteaker being appointed as the Personal Representative of the Estate of Ricky Glen Gentry, probated in Probate Case# 21937. This opinion covers a period of thirty (30) years through February 3, 2025, at 8:00 a.m.

My examination of the said public records reveals the following objections:

1. Mortgages, deeds of trust, and/or purchase money lien notes:

None.

2. Taxes:

2024 City Taxes as shown on Tax Map 40M, Group D, Parcel 10.00, in the amount of \$642.00 have been paid.

2024 County Taxes as shown on Tax Map 40M, Group D, Parcel 10.00, in the amount of \$1,857.00 have been paid.

3. Other:

***Subject to the open estate of Ricky Glyn Gentry.**

Subject to Restrictions shown in a Warranty Deed recorded in Record Book 93, Page 318 in the Register's Office of Putnam County, Tennessee.

NOTE: If improvements are completed after January 1 of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. I assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. §67-5-603 et seq.

NOTE: No opinion is herein expressed regarding public utility property taxes (as defined by T.C.A. §67-5-501(8) or as to personal property taxes assessed to a name other than the record property owner and I assume no liability therefor. Any reference to such tax above is for information purposes only.

4. This title opinion does not make any representation with regard to:

(a) any parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes; (d) locations of roadways or rights-of-way or access to the property; (e) any unrecorded easements and/or rights-of-way; (f) locations of improvements; (g) any unrecorded liens, including without limitation, undisclosed materials and mechanics liens; (h) accuracy of the index books of the Register's Office for the county in which the property is located; (i) any matter not of public record which would be disclosed by an accurate survey of inspection of the premises; (j) any undisclosed heirs; (k) any fraud or forgery in connection with any of the instruments in the chain of title; (l) mental incompetence; (m) confusion with regard to the name or proper identity of parties; (n) improprieties with regard to delivery of deed or improprieties with any foreclosure of the real estate within the chain of title; (o) marital rights (spouse or former spouse of past owners not revealed in the instrument); (p) any instrument executed by a minor; (q) lack of corporate capacity or lack of authority of an officer(s) in the event a corporation or limited liability company is in the chain of title; (r) lack of authority of a partner or partners of a partnership in the event a partnership is in the chain of title and the instrument is signed by less than all partners; (s) any instrument executed by a surviving spouse that falsely states the other spouse is deceased, or fails to disclose that the surviving spouse is responsible for the intentional killing of the deceased spouse; (t) any facts that would be revealed by an examination of the records of the State Courts, Federal District Court and Federal Bankruptcy Court; (u) any questions of security interests or liens under the Uniform Commercial code; (v) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a subdivision or reduction in the dimensions of area of the land, or the effect of any violation of any such law, ordinance or governmental regulation; (w) public utility property taxes; (x) the validity or effectiveness of any instrument or document referenced as an objection in this opinion.

These items listed under the immediately preceding paragraph are matters which would not be revealed by an examination of the records of the Register's Office of the county in which the

property is located, and, therefore matters about which we have no means of securing the necessary information.

(1) The matters under (a), (b), (c), (d), (e) and (f) could be protected against by an accurate survey by a qualified licensed surveyor.

(2) Item (g) 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 the completion and waiting the statutorily prescribed number of days to close as per T.C.A. 66-11-143, et seq.

(3) The matters under (h) through (s) 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 and our position, if you desire, to arrange for title insurance to be secured.

This is not title insurance; title insurance is recommended. This title opinion is issued for the sole internal use and benefit of Amonett's Eagle Auction & Realty and no other person or organization shall be entitled to rely upon it without my express prior written approval. This title opinion is not an opinion regarding the validity or enforceability of any matters stated above as objections.

By: Randy S. Chaffin^{TC}
Randy S. Chaffin
Attorney- at- Law

Schedule A---Breeding Avenue

Beginning at the point wherein the south margin of Oaklawn Drive intersects the east margin of Breeding Avenue; thence in an easterly direction with said margin of Oaklawn Drive 300 feet to a metal stake; thence in a southerly direction on a line which runs parallel to and 300 feet east of the said margin of Breeding Avenue approximately 232 feet to a metal stake in the north line of Gunter; thence in a westerly direction with Gunter's north line 300 feet to a metal stake in said margin of Breeding Avenue; thence in a northerly direction with said margin of said avenue approximately 232 feet to the beginning.

The above conveyance is subject to restrictions, which restrictions are recorded in Warranty Deed Book 93, Page 318, Register's Office, Putnam County, Tennessee. These restrictions shall run with the land and be binding on all future owners, their heirs and assigns.

THE PREVIOUS AND LAST conveyance as of record in Record Book 843, Page 366, in the Register's Office of Putnam County, Tennessee.