



— CAPSTONE —

TITLE & ESCROW, LLC

PHONE: 931-526-3378

FAX: 1-800-586-9052

283 S. LOWE AVE.

COOKEVILLE, TN 38501

March 14, 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 DeKalb County, Tennessee, concerning title to the real estate described in a by Personal Representative's Deed from Billy J. Sallas, Jr., as Personal Representative of the Estate of Billy J. Sallas to Billy J. Sallas, Jr. dated August 10, 2022 and recorded in Book 533, Page 195, in the Register's Office for DeKalb County, Tennessee (RODCT).

The subject property lies in the Fourteenth (14th) Civil District of DeKalb County, Tennessee, and is identified as **Tax Map 70, Parcel 116.00**.

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 **Billy J. Sallas, Jr.**

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 70, Parcel 116.00**, in the Tax Assessor's Office for DeKalb County, Tennessee. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. 2022 DeKalb County Tax is PAID in the original amount of \$100.00 and identified as Tax Map 70, Parcel 116.00.
3. 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.
4. Subject to any claims that may be made against any estate in the chain of title pursuant to the TennCare provisions contained in T.C.A. Section 71-5-116.
5. This opinion does not certify as to oil, gas, mineral or other leases.
6. Subject to a Notice of Lien from Steve Herlihy, payable to Mountain Property Owners Association, in the original amount of \$2,724.30 dated March 28, 2013 and recorded in Book 356, Page 47.
7. Subject to any and all matters as shown on Plat Book 1, Page 227D, RODCT.

8. Subject to restrictions recorded on Book 533, Page 195, RODCT.
9. Subject to restrictions recorded on Book 88, Page 1, RODCT.
10. Subject to restrictions recorded on Book 88, Page 65, RODCT.
11. Subject to restrictions recorded on Book 108, Page 319, and amended on Book 136, Page 941, and Book 148, Page 846, and Book 140, Page 667, RODCT.
12. Subject to all easements recorded on Book 140, Page 669, RODCT.
13. 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.

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 March 14, 2023, at 8:00 a.m.

Yours truly,

Doug Jones

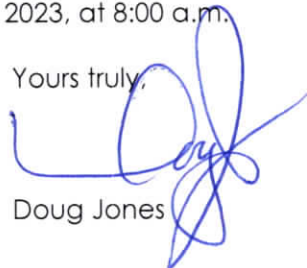


EXHIBIT A
LEGAL DESCRIPTION

Being located in the Fourteenth Civil District of DeKalb County, Tennessee, to-wit:

Being all of Lot 1 of Mountain Harbour Shores, Block III, as shown in Plat Book 1, Page 227D, in the Register's Office of Dekalb County, Tennessee (RODCT) to which reference is made for a more complete description.

Previous and Last Conveyance being by Personal Representative's Deed from Billy J. Sallas, Jr., as Personal Representative of the Estate of Billy J. Sallas to Billy J. Sallas, Jr. dated August 10, 2022 and recorded in Book 533, Page 195, RODCT.