



LOT 1

PHONE: 931-526-3378
FAX: 1-800-586-9052

283 S. LOWE AVE.
COOKEVILLE, TN 38501

September 3, 2024

Amonett's Eagle Auction & Realty

Pursuant to your request, I have examined the public records of the Register of Deeds and Tax Offices for Rhea County, Tennessee, concerning title to the real estate described in a Warranty Deed from **Fred L. Key and wife, Ila Blain Key and Clyde Webb and wife, Jo Ann Webb, unto Chester Ezell**, dated May 20, 1983, and recorded May 11, 1987 in Book 205, Page 513 in the Register's Office for Rhea County, Tennessee (RORCT).

Being located in the 5th Civil District of Overton County, Tennessee, to-wit:

BEGINNING on a stake located in the right of way of a Country Road and corner to property this date conveyed to Ezell; thence with the right of way of the Country Road to a cemetery; thence with the Gillespie Cemetery line in a Southeastwardly direction to a stake, corner to other property belonging to Ezell; thence with the Ezell line, South 15° 55' West to a stake and corner to property this date conveyed to Ezell; thence with the Ezell line in a Westwardly direction 110 feet to the BEGINNING

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 **Chester Ezell**.

Said title opinion is subject to the following:

1. There is a lien for the 2024 state and local taxes in an undetermined amount, which said amount will become due and payable October 1, 2024, but may be paid without penalty or interest accruing until March 1, 2025. Said taxes are currently being assessed against **Tax Map 019, Parcel 058.04**, in the Tax Assessor's Office for Rhea County, Tennessee. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. 2024 Rhea County Tax has not yet been assessed. The 2023 taxes are **PAID** in the amount of **\$51.00** and identified as **Tax Map 019, Parcel 058.04**.
3. 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.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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; (l)

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 looks at 30 years of chain of title information and 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 CAPSTONE TITLE AND ESCROW, LLC.

This title opinion is executed as of September 3, 2024, at 8:00 a.m.

Yours truly,

Doug Jones



EXHIBIT A
LEGAL DESCRIPTION

Being located in the 5th Civil District of Overton County, Tennessee, to-wit:

BEGINNING on a stake located in the right of way of a Country Road and corner to property this date conveyed to Ezell; thence with the right of way of the Country Road to a cemetery; thence with the Gillespie Cemetery line in a Southeastwardly direction to a stake, corner to other property belonging to Ezell; thence with the Ezell line, South 15° 55' West to a stake and corner to property this date conveyed to Ezell; thence with the Ezell line in a Westwardly direction 110 feet to the BEGINNING.

Previous and Last being Warranty Deed from Fred L. Key and wife Ila Blan Key and Clyde Webb and wife, Jo Ann Webb, unto Chester Ezell, dated May 20, 1983, and recorded May 11, 1987, in Book 205, Page 513 in the Register's Office for Rhea County, Tennessee (RORCT).



LOT 2

PHONE: 931-526-3378
FAX: 1-800-586-9052

— CAPSTONE —
TITLE & ESCROW, LLC

283 S. LOWE AVE.
COOKEVILLE, TN 38501

September 3, 2024

Amonett's Eagle Auction & Realty

Pursuant to your request, I have examined the public records of the Register of Deeds and Tax Offices for Rhea County, Tennessee, concerning title to the real estate described in a Warranty Deed from **Harvey C. Pendleton and wife, Frances Pendleton, unto Jack Ezell and wife, Irene Ezell**, dated May 27, 1981, and recorded June 5, 1981 in Book 178, Page 409 in the Register's Office for Rhea County, Tennessee (RORCT).

Being located in the 1st Civil District of Rhea County, Tennessee, to-wit:

BEGINNING on a stake located in the right of way of Cemetery Road, corner to the other property belonging to Ezell; THENCE with the right of way of said Road in a Northernly direction 500 feet, more or less, to a stake, corner to property this date conveyed to Nance; THENCE with the Nance line in a Eastwardly direction 110 feet to a stake, corner to Ezell; THENCE with the Ezell line in a generally Southernly direction to the point of beginning.

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 **Chester Ezell**.

Said title opinion is subject to the following:

1. There is a lien for the 2024 state and local taxes in an undetermined amount, which said amount will become due and payable October 1, 2024, but may be paid without penalty or interest accruing until March 1, 2025. Said taxes are currently being assessed against **Tax Map 026, Parcel 009.00**, in the Tax Assessor's Office for Rhea County, Tennessee. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. 2024 Rhea County Tax has not yet been assessed. The 2023 taxes are PAID in the amount of \$274.00 and identified as **Tax Map 026, Parcel 009.00**.
3. 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.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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; (l)

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 looks at 30 years of chain of title information and 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 CAPSTONE TITLE AND ESCROW, LLC.

This title opinion is executed as of September 3, 2024, at 8:00 a.m.

Yours truly,

Doug Jones

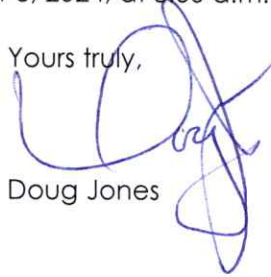


EXHIBIT A
LEGAL DESCRIPTION

Being located in the 1st Civil District of Rhea County, Tennessee, to-wit:

BEGINNING on a stake located in the right of way of Cemetery Road, corner to the other property belonging to Ezell; THENCE with the right of way of said Road in a Northernly direction 500 feet, more or less, to a stake, corner to property this date conveyed to Nance; THENCE with the Nance line in a Eastwardly direction 110 feet to a stake, corner to Ezell; THENCE with the Ezell line in a generally Southernly direction to the point of beginning.

Being the same property conveyed to Jack Ezell and wife, Irene Ezell, by Warranty Deed from Harvey C. Pendleton and wife, Frances Pendleton, of record in Book 178, Page 409, dated May 27, 1981, and recorded June 5, 1981, of The Registers Office of Rhea County, Tennessee.
(RORCT)

Jack Ezell died intestate on or about February 6, 2022, leaving Chester Ezell, as his only Heir-at-Law. For further reference, see Probate Doc No. 23-PR-3146 of the Chancery Court of Rhea County, Tennessee.



LOT 3

PHONE: 931-526-3378
FAX: 1-800-586-9052

283 S. LOWE AVE.
COOKEVILLE, TN 38501

August 30, 2024

Amonett's Eagle Auction & Realty

Pursuant to your request, I have examined the public records of the Register of Deeds and Tax Offices for Rhea County, Tennessee, concerning title to the real estate described in a Warranty Deed from **Cora Duncan, widow of Clay Duncan, unto Chester Herman Ezell and Irene Frances Ezell, as joint tenants with the right of survivorship**, dated March 25th, 2009, and recorded March 26th, 2009 in Book 395, Page 129 in the Register's Office of Rhea County, Tennessee (RORCT).

Being located in the 1st Civil District of Rhea County, Tennessee, to-wit:

BEGINNING at an iron pin in a country road being 150 feet from the intersection with Euchee Chapel Road; from said point of beginning along country road South 89 degrees 58 minutes East 38.69 feet; North 77 degrees 56 minutes East 56.31 feet, North 69 degrees 14 minutes 30 seconds East 207.23 feet; THENCE leaving Country Road south 27 degrees 30 minutes East 766.54 feet, South 42 degrees 49 minutes West, 305 feet, North 27 degrees 56 minutes West 926.50 feet to a said point of BEGINNING, According to the survey of William D. McKenzie, Registered Land Surveyor, Decatur, Tennessee, bearing the date of March 9, 1979, containing 5.59 acres, more or less.

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 **Chester Herman Ezell**.

Said title opinion is subject to the following:

1. There is a lien for the 2024 state and local taxes in an undetermined amount, which said amount will become due and payable October 1, 2024, but may be paid without penalty or interest accruing until March 1, 2025. Said taxes are currently being assessed against **Tax Map 019N, Group A, Parcel 003.00**, in the Tax Assessor's Office for Rhea County, Tennessee. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. 2024 Rhea County Tax has not yet been assessed. The 2023 taxes are PAID in the amount of \$167.00 and identified as **Tax Map 019N, Map A, Parcel 003.00**.
3. Subject TO Any governmental zoning and subdivision ordinances or regulations in effect thereon.
4. Subject to Plat Book 3, Slide 247 of the Registers Office of Rhea County, Tennessee. (RORCT)
5. 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.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of

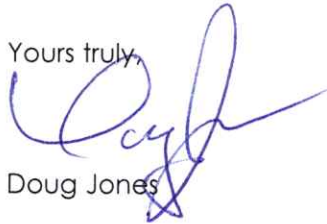
any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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 looks at 30 years of chain of title information and 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 CAPSTONE TITLE AND ESCROW, LLC.

This title opinion is executed as of August 30, 2024, at 8:00 a.m.

Yours truly,



Doug Jones

EXHIBIT A
LEGAL DESCRIPTION

Being located in the 1st Civil District of Rhea County, Tennessee, to-wit:

BEGINNING at an iron pin in a country road being 150 feet from the intersection with Euchee Chapel Road; from said point of beginning along country road South 89 degrees 58 minutes East 38.69 feet; North 77 degrees 56 minutes East 56.31 feet, North 69 degrees 14 minutes 30 seconds East 207.23 feet; THENCE leaving Country Road south 27 degrees 30 minutes East 766.54 feet, South 42 degrees 49 minutes West, 305 feet, North 27 degrees 56 minutes West 926.50 feet to a said point of BEGINNING, According to the survey of William D. McKenzie, Registered Land Surveyor, Decatur, Tennessee, bearing the date of March 9, 1979, containing 5.59 acres, more or less.

Previous and Last being Warranty Deed **Cora Duncan, widow of Clay Duncan, Chester Herman Ezell and Irene Frances Ezell, as joint tenants with the right of survivorship**, dated March 25, 2009, and recorded March 26, 2009, in Book 395, Page 129 in the Register's Office for Rhea County, Tennessee (RORCT).



LOT 3

PHONE: 931-526-3378
FAX: 1-800-586-9052

— CAPSTONE —
TITLE & ESCROW, LLC

283 S. LOWE AVE.
COOKEVILLE, TN 38501

August 30, 2024

Amonett's Eagle Auction & Realty

Pursuant to your request, I have examined the public records of the Register of Deeds and Tax Offices for Rhea County, Tennessee, concerning title to the real estate described in a Warranty Deed from **Cora Duncan, widow of Clay Duncan, unto Chester Herman Ezell and Irene Frances Ezell, as joints tenants with right of survivorship**, dated March 25, 2009, and recorded March 26, 2009 in Book 395, Page 131 in the Register's Office for Rhea County, Tennessee (RORCT).

Being located in the 1st Civil District of Rhea County, Tennessee, to-wit:

Beginning on an iron pin located in the North right of way line of country road and corner to Lot 111 of KEYS ON THE LAKE SUBDIVISION, PHASE 4, per plat of record in Plat Book 3, page 247 et seq, Registers Office of Rhea County, Tennessee; THENCE North 42 degrees 29 minutes East 340 feet to a point; THENCE North 27 degrees 56 minutes West 50 feet to a point; THENCE South 42 degrees 49 minutes West 340 feet, more or less, to a stake in the right of way of the country road; THENCE South 47 degrees 11 seconds East 50 feet to the point of BEGINNING.

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 **unto Chester Herman Ezell**.

Said title opinion is subject to the following:

1. There is a lien for the 2024 state and local taxes in an undetermined amount, which said amount will become due and payable October 1, 2024, but may be paid without penalty or interest accruing until March 1, 2025. Said taxes are currently being assessed against **Tax Map 026C, Group A, Parcel 19.01**, in the Tax Assessor's Office for Rhea County, Tennessee. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. 2024 Rhea County Tax has not yet been assessed. The 2023 taxes are **PAID** in the amount of **\$32.00** and identified as **Tax Map 026C, Group A, Parcel 019.00**.
3. Subject to Plat Page 3, Slide 247. (RORCT)
4. SUBJECT TO the restrictions pertaining to the KEYS ON THE LAKE SUBDIVISION PHASE 4, recorded in Plat Book 3, page 247, Registers Office, Rhea County, Tennessee. (RORCT)
5. SUBJECT TO Any governmental zoning and subdivision ordinances or regulations in effect thereon.
6. 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.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in

Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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 looks at 30 years of chain of title information and 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 CAPSTONE TITLE AND ESCROW, LLC.

This title opinion is executed as of August 30, 2024, at 8:00 a.m.

Yours truly,

Doug Jones



EXHIBIT A
LEGAL DESCRIPTION

Being located in the 1st Civil District of Rhea County, Tennessee, to-wit:

Beginning on an iron pin located in the North right of way line of country road and corner to Lot 111 of KEYS ON THE LAKE SUBDIVISION, PHASE 4, per plat of record in Plat Book 3, page 247 et seq, Registers Office of Rhea County, Tennessee; THENCE North 42 degrees 29 minutes East 340 feet to a point; THENCE North 27 degrees 56 minutes West 50 feet to a point; THENCE South 42 degrees 49 minutes West 340 feet, more or less, to a stake in the right of way of the country road; THENCE South 47 degrees 11 seconds East 50 feet to the point of BEGINNING.

Previous and Last being Warranty Deed from **Cora Duncan, widow of Clay Duncan, unto Chester Herman Ezell and Irene Frances Ezell, as joints tenants with right of survivorship**, dated March 25, 2009, and recorded March 26, 2009, in Book 395, Page 131 in the Register's Office of Rhea County, Tennessee (RORCT).



LOT 4

PHONE: 931-526-3378

FAX: 1-800-586-9052

— CAPSTONE —

TITLE & ESCROW, LLC

283 S. LOWE AVE.

COOKEVILLE, TN 38501

August 30, 2024

Amonett's Eagle Auction & Realty

Pursuant to your request, I have examined the public records of the Register of Deeds and Tax Offices for Rhea County, Tennessee, concerning title to the real estate described in a Warranty Deed from **Edgar M. Brown and wife, Helen M. Brown, unto Chester Ezell and Jack Ezell (deceased February 6th, 2022)**, dated January 2, 2008, and recorded January 2, 2008, in Record Book 384, Page 629 in the Register's Office for Rhea County, Tennessee (RORCT).

Being located in the 1st Civil District of Rhea County, Tennessee, to-wit:

Being Lot 102, in the KEYS OF THE LAKE SUBDIVISION, PHASE 4, as shown by Plat of record in Plat Book 3, Slide 247, Registers Office of Rhea County, Tennessee. (RORCT)

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 **Chester Ezell**.

Said title opinion is subject to the following:

1. There is a lien for the 2024 state and local taxes in an undetermined amount, which said amount will become due and payable October 1, 2024, but may be paid without penalty or interest accruing until March 1, 2025. Said taxes are currently being assessed against **Tax Map 026C, Group A, Parcel 009.00**, in the Tax Assessor's Office for Rhea County, Tennessee. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. 2024 Overton County Tax has not yet been assessed. The 2023 tax is **PAID** in the amount of **\$189.00** and identified as **Tax Map 026C, Group A, Parcel 009.00**.
3. Subject to Plat Book 3, Slide 247. (RORCT)
4. 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.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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 looks at 30 years of chain of title information and 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 CAPSTONE TITLE AND ESCROW, LLC.

This title opinion is executed as of August 30, 2024, at 8:00 a.m.

Yours truly,

Doug Jones

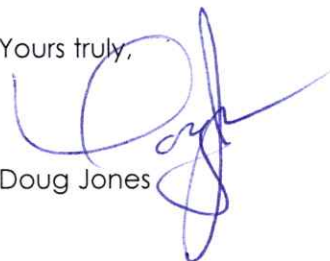
A handwritten signature in blue ink, appearing to read "Doug Jones", is written over the typed name. The signature is stylized and somewhat cursive.

EXHIBIT A
LEGAL DESCRIPTION

Being located in the 1st Civil District of Rhea County, Tennessee, to-wit:

Being Lot 102, in the KEYS OF THE LAKE SUBDIVISION, PHASE 4, as shown by Plat of record in Plat Book 3, Slide 247, Registers Office of Rhea County, Tennessee.
(RORCT)

Previous and Last being Warranty Deed from Edgar M. Brown and wife, Helen M. Brown, unto Chester Ezell and Jack Ezell, dated January 2, 2008, and recorded January 2, 2008, in Book 384, Page 629 in the Register's Office for Rhea County, Tennessee (RORCT).



LOT 5

PHONE: 931-526-3378
FAX: 1-800-586-9052

283 S. LOWE AVE.
COOKEVILLE, TN 38501

August 30, 2024

Amonett's Eagle Austion & Realty

Pursuant to your request, I have examined the public records of the Register of Deeds and Tax Offices for Rhea County, Tennessee, concerning title to the real estate described in a Warranty Deed from **Edgar M. Brown and wife, Helen M. Brown, unto Chester Ezell and Jack Ezell (deceased February, 6th, 2022)**, dated January 2, 2008, and recorded January 2, 2008 in Book 384, Page 629 in the Register's Office for Rhea County, Tennessee (RORCT).

Being located in the 1st Civil District of Rhea County, Tennessee, to-wit:

BEING Lot 103, in the KEYS ON THE LAKE SUBDIVISION PHASE 4, as shown by Plat of record in Plat Book 3, Slide 247, Registers Office of Rhea County, Tennessee.

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 **Chester Ezell**.

Said title opinion is subject to the following:

1. There is a lien for the 2024 state and local taxes in an undetermined amount, which said amount will become due and payable October 1, 2024, but may be paid without penalty or interest accruing until March 1, 2025. Said taxes are currently being assessed against **Tax Map 026C, Group A, Parcel 010.00**, in the Tax Assessor's Office for Rhea County, Tennessee. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. 2024 Rhea County Tax has not yet been assessed. The 2023 taxes are **PAID** in the amount of **154.00** and identified as **Tax Map 026C, Group A, Parcel 010.00**.
3. Subject to Plat Book 3, Slide 247 Registers Office of Rhea County. (RORCT)
4. 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.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

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 looks at 30 years of chain of title information and 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 CAPSTONE TITLE AND ESCROW, LLC.

This title opinion is executed as of August 30, 2024, at 8:00 a.m.

Yours truly,

Doug Jones

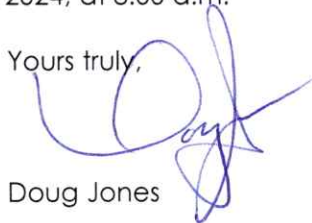


EXHIBIT A
LEGAL DESCRIPTION

Being located in the 1st Civil District of Rhea County, Tennessee, to-wit:

BEING Lot 103, in the KEYS ON THE LAKE SUBDIVISION PHASE 4, as shown by Plat of record in Plat Book 3, Slide 247, Registers Office of Rhea County, Tennessee.

Previous and Last being Warranty Deed from **Edgar M. Brown and wife, Helen M. Brown, unto Chester Ezell and Jack Ezell**, dated January 2, 2008, and recorded January 2, 2008, in Book 384, Page 629 in the Register's Office for Rhea County, Tennessee (RORCT).