



— 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 Warranty Deed from Jonathan G. Dugdale to Billy Sallas dated May 21, 2015 and recorded in Book 381, Page 889, in the Register's Office for DeKalb County, Tennessee (RODCT). See also Last Will and Testament for Billy J. Sallas.

The subject property lies in the Second (2nd) Civil District of DeKalb County, Tennessee, and is identified as **Tax Map 40, Parcel 35.08**.

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 40, Parcel 35.08**, 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 \$53.00 and identified as Tax Map 40, Parcel 35.08.
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 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.
6. This opinion does not certify as to oil, gas, mineral or other leases.
7. Subject to any and all matters as shown on Plat Book 1, Page 928, RODCT.

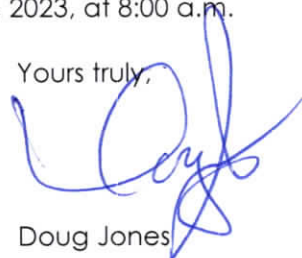
8. Subject to easements recorded on Book 379, Page 306, RODCT.
9. Matters affecting the title which are not of record, or which, if they are of record, are not indexed in such a manner that a reasonable prudent search would have revealed them to the examiner.

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 2nd Civil District of DeKalb County, Tennessee, to-wit:

Beginning at an iron rod in the northwest margin of Liberty to Dismal Road, same being the easternmost corner of this tract and the southernmost corner of Brian L. Ratliff (RB 119, PG 28, RODCT); thence with said margin along a curve proceeding clockwise, having a deflection angle of 12 degrees 46 minutes 17 seconds, radius of 373.60 feet, a tangent length of 41.81 feet, and a chord of South 51 degrees 58 minutes 50 seconds West 83.10 feet; thence along said curve an arc length of 83.28 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 28 degrees 21 minutes 48 seconds, a radius of 311.80 feet, a tangent length of 78.79 feet, and a chord of South 44 degrees 11 minutes 04 seconds West 152.78 feet; thence along said curve an arc length of 154.35 feet to an iron rod in said margin; thence leaving road with line of Danny W. Watts (RB 264, PG 516, RODCT) North 63 degrees 43 minutes 21 seconds West 92.91 feet to an iron rod; thence South 80 degrees 40 minutes 45 seconds West 143.95 feet to an iron rod at a 14-inch boxelder tree; thence South 01 degree 09 minutes 25 seconds East 257.17 feet to an iron rod; thence South 50 degrees 15 minutes 56 seconds East 86.45 feet to an iron rod in the northwest margin of Liberty to Dismal Road; thence with said margin along a curve proceeding clockwise, having a deflection angle of 11 degrees 23 minutes 23 seconds, a radius of 454.40 feet, a tangent length of 45.31 feet, and a chord of South 30 degrees 31 minutes 48 seconds West 90.18 feet; thence along said curve an arc length of 90.33 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 06 degrees 29 minutes 50 seconds, a radius of 2000.20 feet, a tangent length of 113.53 feet, and a chord of South 32 degrees 58 minutes 35 seconds West 226.69 feet; thence along said curve an arc length of 226.81 feet to an iron rod in said margin; thence leaving road with line of Tract #4 of the Dugdale property (40.42 acres as per survey of same date) North 41 degrees 16 minutes 14 seconds West 1248.72 feet to an iron rod; thence with line of Donald E. Castner (RB 356, PG 381, RODCT) North 04 degrees 37 minutes 21 seconds West 180.07 feet to an iron rod at a cedar stump; thence with line of Brian L. Ratliff North 80 degrees 12 minutes 25 seconds East 375.98 feet to a 6-inch white oak tree; thence North 81 degrees 45 minutes 30 seconds East 264.67 feet to an iron rod at a large ash tree; thence North 74 degrees 53 minutes 08 seconds East 76.36 feet to an iron rod; thence North 74 degrees 24 minutes 06 seconds East 170.69 feet to an iron rod; thence South 39 degrees 25 minutes 19 seconds East 728.25 feet to the point of beginning containing 19.66 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated March 30, 2015.

Previous and Last Conveyance being by Warranty Deed from Jonathan G. Dugdale to Billy Sallas dated May 21, 2015 and recorded in Book 381, Page 889, RODCT. See also Last Will and Testament for Billy J. Sallas.