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283 S. LOWE AVE.
COOKEVILLE, TN 38501

TITLE OPINION
October 30, 2024

To: Mr. Lee J. Amonett

Pursuant to your request I have examined the public records of Register of Deeds and Tax Offices for Overton County, Tennessee, for a minimum of thirty (30) years preceding the date of this opinion, regarding the following property:

The subject property lies in the 7th Civil District of Overton County, Tennessee, and is identified on the 2024 tax rolls of said county as **Map 012, Parcel 001.04** and containing **2 acres**, more or less. Commonly known as **708 Lloyd Stover Rd.**

In my opinion, merchantable fee simple title in and to the above-named tract or parcel of land is vested in **Kevin L. Benefield, surviving tenant by the entireties with Michelle A. Benefield, deceased, date of death June 29, 2024**, by virtue of that **General Warranty Deed from Heather Renee Kingman**, dated August 3, 1995 and recorded August 3, 1995, at 11:50:00 a.m. in **Book 269, Page 83** of the Register's Office for Overton County, Tennessee.

Said title opinion is subject to the following:

1. The **2024** state and local taxes in the amount of **\$385.09** are due and payable with no penalty until after **February 28, 2025**. The **2023** state and local taxes in the amount of **\$337.47** were paid in full on **December 28, 2023** on **Parcel 1.04, of Tax Map 12**. Taxes are subject to any recapture from a change in Greenbelt status, if applicable.
2. The tax information contained in this opinion is only regarding the real estate taxes. Any personal property or special use taxes are outside the scope of this opinion.
3. **No Public Road Access.**
4. All matters pertaining to that **Right or Way Deed** of record in **Book 274, Page 437**, Register's Office for Overton County, Tennessee.

5. All matters pertaining to the that **Permanent Easement for Water Rights** in the Warranty Deed of record in **Book 269, Page 83**, Register's Office for Overton County, Tennessee.
6. 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.
7. This opinion does not certify as to oil, gas, mineral or other leases.
8. 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 reasonably prudent search would have revealed them to the examiner.
9. Rights of the public in, through and across subject premises on any visible easements or rights-of-way.

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 CAPSTONE TITLE AND ESCROW, LLC.

This title opinion is executed as of Monday, October 30, 2024, at 8:00am.

Sincerely,



Doug Jones, Attorney

Exhibit A

Being a certain tract or parcel of land, lying and being in the 7th Civil District of Overton County, Tennessee. The property being more particularly described as follows, to-wit:

BEGINNING at a steel post at the top of a 20 foot bluff at approximately 1000 feet elevation, where a spring, referred to in older deeds as the Richard Holman spring, flows over said bluff. This point is at approximate coordinates N 764, 740; E 2, 197, 820 in the Tennessee State Plane Coordinate System on the Livingston, Tennessee 7.5 Minute Topographic Quadrangle Map. Said post is an agreed corner between Heather R. Kingman, Edward c. (Bill) Thrasher and wife, Inez Thrasher, and is witnessed by two eight-inch poplars and a seven inch ash;

Thence with Thrasher's line S 67 degrees E 129 feet to steel post; Thence N 35 degrees E.244 feet to a steel post and the beginning corner of the Benefield deed; Thence N 35 degrees E 268 feet to a steel post; Thence S 62 degrees E 325 feet to a steel post in a pine thicket; Thence S 35 degrees W 268 feet to a steel post; Thence N 62 degrees W 325 feet back to the BEGINNING CORNER.

CONTAINING Two (2) Acres, more or less

BEING a portion of the property conveyed to Heather Renee Kingman by deed of record in Deed Book 197, Page 378, Register's Office, Overton County, Tennessee, to which reference is here had.

FURTHER CONVEYED is a permanent easement for water rights to the above referenced Richard Holman spring, together with the right to install pipelines, utilities, pumps and tanks as necessary with the right of ingress and egress for the care and maintenance of same.

The previous and last conveyance being the same property conveyed to Kevin L. Benefield et ux Michelle A. Benefield, by Warranty Deed from Heather Renee Kingman, dated August 3, 1995, recorded August 3, 1995, of record in Book 269, Page 83, Register's Office for Overton County, Tennessee.

Tax Map 12, Parcel 001.04