

Law Offices
Cameron Goolsby & Gross
100 South Jefferson Avenue
Cookeville, Tennessee 38501

Anne E. Cameron (1947-1988)
C. Arnold Cameron (1916-1993)
William A. Cameron
Nolan R. Goolsby
Lindsay Cameron Gross
Bradford G. Wood, Jr.

Telephone
(931) 526-3366
Fax
(931) 526-4482

August 15, 2023

TO: Tays Realty & Auction LLC
620 Maxwell Street
Cookeville, TN 38501

RE: 1874 N. Dixie Avenue, Cookeville, Tennessee 38501
Tax Map 40G, Group C, Parcel 007.00

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the above referenced real property located in the First (1st) Civil District of Putnam County, Tennessee, conveyed to the Deborah K. Meadows, Randy A. Gaw and Darlene Gaw described in Record Book 1442, Pages 389-391 recorded in the Register's Office of Putnam County, Tennessee. This opinion covers a period of thirty years to August 2, 2023, 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:
 - a. None.
2. Taxes:
 - a. 2023 city and county property taxes are accruing but not yet due.
3. Other objections:
 - a. Subject to all matters shown on a Plat of the Spring Park Addition to Cookeville, Tenn. recorded in Warranty Deed Book 8, Page 507.
 - b. If any improvements to the real property 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. Nolan R. Goolsby, Attorney at Law, assumes no liability for any supplemental assessment.

This title report does not make any representation with regard to (a) any parties in possession; (b) deficiencies of land; (c) boundary line disputes; (d) roadways; (e) any unrecorded easements; (f) improper subdivision or re-subdivision of subject property, or failure to comply with applicable

governmental planning regulations or statutes; (g) any unrecorded liens; (h) accuracy of the index books of the Register's, Trustee's, Circuit Court Clerk's and Clerk and Master's offices of said County; (i) any matter not of public record which would be disclosed by an accurate survey or 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; (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 in the event a corporation is in the chain of title; (r) any facts that would be revealed by an examination of the records of State Courts, Federal District Court, and Federal Bankruptcy Court; (s) any questions of security interests or liens under Uniform Commercial Code; (t) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting and regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvements now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.

These items listed under the immediately preceding paragraphs are matters which would not be revealed by an examination of the records of the Register's, Trustee's and Clerk and Master's Offices of said County, and, therefore, matters in which we have no means of securing the necessary information. The matters under (a), (b), (c), (d) and (e) could be protected against by an accurate survey by a qualified licensed surveyor. Item (f) improper subdivision or re-subdivision of subject property could be protected against by requiring a qualified licensed surveyor to properly subdivide or re-subdivide subject property and obtain necessary approvals in accordance with any applicable governmental planning regulations and statutes. 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 completion and waiting ten (10) days to close as per T.C.A. Section 66-11-143, et seq. 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 the same with you.

This title report does not certify the existence of any mineral rights or mineral interests for minerals of any kind, whether surface or subsurface, or for any rights, privileges, or immunities relating thereto. The undersigned makes no representation as to present ownership of any such rights or interests. There may be leases, grants, exceptions or reservations of rights or interests not disclosed hereby.

This title opinion is issued for the sole use and benefit of Tays Realty & Auction LLC and the undersigned shall not be responsible to any other party relying on this opinion.



NOLAN R. GOOLSBY, Attorney at Law