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24 North Jefferson Ave.
P.O. Box 715
Cookeville, TN 38503

October 11, 2023

Tays Realty & Auction
620 Maxwell Street
Cookeville, TN 38501

To Whom It May Concern:

Re: M. Evelyn Medlin
Lot 73 and P/O Lot 74, Oak Park Estates
Tax Map 26I, Group B, Parcel 6.00

I hereby certify that I have examined the public records of Putnam County, Tennessee, affecting the title to the property located in the First Civil District of Putnam County, Tennessee, conveyed to Morgan R. Medlin (now deceased) and wife, M. Evelyn Medlin, as described and recorded in the Register's Office of Putnam County, Tennessee, in Warranty Deed Book 421, Page 687. This opinion covers a period of twenty years to October 11, 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:
None.
2. Taxes:
 - a. The 2023 County taxes in the amount of \$1,043.00 are now due and payable.
 - b. If improvements 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. Ledbetter Title Co., LLC and Kent R. Moore, Attorney at Law, assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A., Section 67-5-603, et seq.
3. Other objections:
 - a. Subject to all matters shown on the plat of record in Plat Book 1, Page 57, now Plat Cabinet A, Slide 28, aforesaid records.

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- b. Subject to the restrictions of record in Warranty Deed Book 133, Page 509, modified in Warranty Deed Book 140, Page 733, aforesaid records.
- c. The Death Certificate for Morgan R. Medlin will need to be provided prior to closing on subject property.

This title report does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities 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 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 the 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 same with you.

This title report does not certify the existence of any mineral rights or mineral interests for minerals of any kind, including without limitation oil and gas rights, whether surface or subsurface, or for any rights, privileges, or immunities relating thereto. The undersigned makes no representation as

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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*, and the undersigned shall not be responsible to any other party relying on it.



KENT R. MOORE, ATTORNEY AT LAW

Exhibit "A"

Lying and being located in the First Civil District of Putnam County, Tennessee, and being more particularly described as follows:

BEING Lots 73 and 74 of Oak Park Estate Subdivision, a plat of which is of record in the Register's Office for Putnam County, Tennessee in Plat Book 1, Page 57, and being more particularly described as follows: Beginning at a 5/8" rebar in the eastern margin of Oakwood Lane, said rebar also being the northwest corner of Lot 72 and the southwest corner of the property herein described; thence along Oakwood Lane North 06 degrees 47 minutes East a distance of 49.7 feet to a 5/8" rebar at the beginning of a curve to the right; thence along said curve a distance of 117.4 feet to a 5/8" rebar at the end of the curve in the southern margin of Oakwood Lane (Curve data: R = 74.1'; D = 90 degrees 45; T = 75.1'; Chord bearing and distance = N 52 degrees 20 minutes E 105.5'); thence along said lane South 82 degrees 28 minutes East a distance of 99.7 feet to a 5/8" rebar; thence South 82 degrees 26 minutes East a distance of 125.1 feet to a 5/8" rebar; thence leaving Oakwood Lane S 06 degrees 37 minutes West a distance of 196.8 feet to a 5/8" rebar; thence South 79 degrees 26 minutes West a distance of 132.1 feet to a 5/8" rebar; thence North 05 degrees 13 minutes East a distance of 114.7 feet to a 5/8" rebar; thence North 82 degrees 52 minutes West a distance of 171.5 feet to the beginning.

Included in the above description but EXPRESSLY EXCLUDED from this conveyance is the following described portion of Lot 74:

BEGINNING on an iron pin at the southeast corner of Lot 74 of Oak Park Subdivision and also being the southwest corner of Lot 75; thence with the east line of Lot 74 North 02 degrees 02 minutes East 54 feet to an Iron pin; thence severing Lot 74 South 89 degrees 12 minutes West 128.39 feet to an iron pin in the west line of Lot 74; thence with the west line of Lot 74 South 00 degrees 39 minutes West 86.66 feet to an iron pin, being the southwest corner of Lot 74; thence with the south line of Lot 74 North 74 degrees 51 minutes East 132.04 feet to the beginning. Containing 0.21 acres more or less. Being a portion of Lot 74 of Oak Park Subdivision. There is a 10' utility easement along the southern portion of the above described property.

The description for the exclusion was provided by Tom Thaxton, RLS #105, Thaxton & Bartlett, Registered Land Surveyors, 229 E. Spring Street, Cookeville, Tennessee.

This property is conveyed subject to restrictions and easements of record in the Register's Office for Putnam County, Tennessee, in Deed Book 133, page 509, and modified in Deed Book 140, Page 733, and all matters as shown on plat of record in Plat Book 1, Page 57.

The source of this description being the previous and last conveyance.

MAP 26I, GROUP B, PARCEL 6.00

The previous and last conveyance being a deed to Morgan R. Medlin (now deceased) and wife, M. Evelyn Medlin of record in Warranty Deed Book 421, Page 687, Register's Office of Putnam County, Tennessee.