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June 24, 2024

Ms. Catherine Gunter
11 N. Washington Ave.
Cookeville, TN 38501
ATTENTION CATHERINE GUNTER

Re: Attorney's Opinion of Title
Record Title: James Matthew Holloway

Dear Ms. Gunter:

This will certify that the Putnam County records have been examined regarding the title to the land described in Exhibit A. This title examination covers a minimum of 25 years and ends on the date of this correspondence at 10:56 a.m.

Based upon this examination, it is my opinion that the status of title is as follows:

OWNERSHIP:

James Matthew Holloway by Warranty Deed from L. D. Holloway, widower of Evelyn Holloway, dated July 11, 2017 and recorded October 16, 2017 @ 2:08 p.m. in Record Book 1021, Page 555, Register's Office, Putnam County, Tennessee.

NOTE: A Life Estate was reserved by Mr. L.D. Holloway but is no longer in effect since he passed away on October 11, 2017.

TAXES:

Subject to Putnam County and City of Algood property taxes for 2023, which are past due at this time in the amount of \$566.00 plus interest and penalties--County, and \$77.00 plus interest and penalties-- City, and the years thereafter. The property is identified on Tax Map 41C, Group D, as Parcel 3.00.

MORTGAGES, DEEDS OF TRUST, VENDOR'S LIENS, ETC.:

None of record during the period of this examination which remain outstanding.

OIL, GAS, OR MINERAL LEASES:

None of record during the period of this examination.

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RESTRICTIVE COVENANTS, LIFE ESTATES, TAX LIENS, MATERIAL LIENS, ETC.:

None of record during the period of this examination which remain in force or effect.

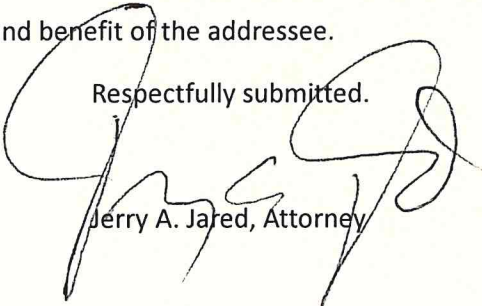
MISCELLANEOUS:

Affidavit of Heirship in reference to Evelyn Holloway and L. D. Holloway, dated August 15, 2018 and recorded August 16, 2018 @ 12:32 p.m. in Record Book 1074, Page 209, Register's Office, Putnam County, Tennessee.

This title opinion does not make any representation with regard to (a) parties in possession; (b) deficiencies in quantities of land; (c) boundary line disputes and location of improvements; (d) roadway; (e) unrecorded easements; (f) unrecorded liens including liens for labor performed and materials furnished within the statutory period; (g) accuracy of the indexing in the Register's Office of the county in which the property lies; (h) matters not of record in the Register's Office of said county which would be disclosed by an accurate survey or inspection of the property; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of the parties; (m) improprieties with regard to delivery of deeds; (n) marital rights (spouse or former spouse of past owner not revealed in instruments; (o) instruments executed by minors; (p) lack of requisite capacity or approval of corporation, partnership, trust, or other entity; (q) lack of authority of any person executing an instrument on behalf of a corporation, partnership, trust or other entity or as attorney-in-fact or representative for another person; (r) government building and zoning laws and regulations; (s) any threatened or pending lawsuits or other actions, unless notice thereof has been recorded in the Register's Office of said county; (t) environmental law or protection matters or problems, unless recorded in the Register's Office of said county, or (u) any matter or claim arising by reason of the operation of any bankruptcy, insolvency, receivership, or similar creditors' rights laws. These are matters which would not be revealed by an examination of the records of the Register's Office of the county in which the subject real property is located, and therefore matters which we have not examined and make no representation.

This examination of title is for the exclusive use and benefit of the addressee.

Respectfully submitted.


Jerry A. Jared, Attorney

jaj/lb

SITUATED, LYING AND BEING in the 19th Civil District of Putnam County, Tennessee and being more particularly described as follows:

PARCEL 7: Located in the Nineteenth Civil District of Putnam County, Tennessee, and more particularly described as follows: Beginning on a steel stake in the south or southeastwardly margin of Simons Street; running thence with said margin of Simons Street N 69 degrees 11'24" E 25.00' to a 5/8" rebar therein; running thence and continuing with said margin of Simons Street N 69 degrees 11'43" E 150.12' to a 5/8" rebar therein, a corner with Hatcher; running thence with said Hatcher line S 25 degrees 31'40" E 332.17' to a 1/2" rebar, a corner with Hatcher; running thence and with the Phillips line S 70 degrees 20'30" W 145.17' to a 1/2" rebar; running thence with the Phillips line S 69 degrees 10'05" W 25.00' to a steel stake; running thence N 26 degrees 24'51" W 329.73' to the point of beginning; containing 1.303 acres, more or less.

The previous and last conveyance being a Warranty Deed from L. D. Holloway, widower of Evelyn Holloway, to James Matthew Holloway, and reserving a Life Estate unto himself, of record in Record Book 1021, Page 555, Register's Office, Putnam County, Tennessee. L. D. Holloway is now deceased, having died on October 11, 2017.

MAP 41C, GROUP D, PARCEL 3.00.