

24TO1117
Ernest Ramey England

TITLE REPORT

First Crossville Title Co., Inc., 396 South Main Street, Crossville, TN 38555, does hereby report to **Tays Realty & Auction, LLC**, that personnel in my office has examined the indices to the records in the Register's Office for Cumberland County, Tennessee, relative to certain property in the **First Civil District of Cumberland County, Tennessee, described as follows:**

In the First Civil District of Cumberland County, Tennessee, bounded and described as follows:

Being the following lot in the Oaklyn Subdivision: Lot No. 57 Plat 1 Revised. The plat of said Oaklyn Subdivision including the above lot duly appears of record in the Register's Office of Cumberland County, Tennessee, in Plat Book 6, Page 6, and reference is made to said plat of record for the metes and bounds description of said lot.

Based upon such examination, a **Substitute Trustee's Deed with Ernest R. England, as Grantee** was found in Book 1506, Page 2168, Register's Office, Cumberland County, Tennessee. The company personnel did not review documents relative to the following, therefore, the company is offering no information relative thereto:

1. Such state of facts as would be disclosed by an accurate survey of the premises, and in this connection, if there have been any surveys made of the premises, the statutory liens of surveyors.
2. Unknown, unrecorded and secret liens, and in this connection, if there is new construction on the premises, the statutory liens of laborers and materialmen. Further, any fixture liens recorded under the provisions of the Uniform Commercial Code and any Internal Revenue Tax and State Tax liens imposed upon any new owners of the premises prior to their ownership of the premises.
3. The accuracy of the records in all county offices for the county in which the captioned property is located.
4. All unrecorded easements and rights-of-ways visible by an on-site inspection.
5. This report is limited to a period of 30 years prior to the date of execution.
6. No information is offered and no representation is made with regard to (a) any parties in possession, (b) deficiencies in quantities of land, (c) boundary line disputes, (d) roadways, (e) any undisclosed heirs, (f) any fraud or forgery in connection with any of the instruments in the chain of title, (g) mental incompetence, (h) confusion with regard to the names or proper identities of parties, (i) improprieties with regard to delivery of any deed, (j) marital rights (spouse or former spouse of a past owner not revealed in the instrument), (k) any instrument executed by a minor, and (l) lack of corporate capacity in the event a corporation is in the chain of title.

7. The following taxes: **Map 099F-B-017.00**

2023 County taxes were paid in the amount of \$274.00 on 10/24/23

8. Plat, restrictions, and all other matters as set out at Plat Book 6, Page 6, Plat Book 6, Page 7; and Deed Book 135, Page 298, said Register's Office.

9. A deed of trust from Ernest R. England aka Ernest England to Larry Henson, Trustee, dated April 30, 2018, of record at Book 1525, Page 615, Register's Office, Cumberland County, Tennessee securing an indebtedness owed to First National Bank of Tennessee in the original amount of \$150,000.00.

DATED: this 7th day of April, 2024 at 8:00 A.M.

This title examination is issued for the sole use and benefit of the addressee as set out above. NO OTHER OR FURTHER USE MAY BE MADE OF THIS REPORT WITHOUT THE PRIOR WRITTEN CONSENT OF FIRST CROSSVILLE COMPANY.

First Crossville Title Co., Inc.
396 South Main Street
Crossville, TN 38555

BY

