

TITLE OPINION

DATE: August 27, 2023  
PROPERTY OWNER: CLETA GAIL HUNT, unmarried  
PROPERTY ADDRESS: Pine Hollow Road, Jacksboro, TN 37757

The undersigned hereby certifies to **POWELL AUCTION AND REALTY, LLC, 6729 Pleasant Ridge Road, Knoxville, TN 37921**, that, based on personal examination of the public records of Campbell County, Tennessee, for a period of thirty years down to 8:30 A.M. on the date hereof, it is the opinion of the undersigned that, subject to the liens, encumbrances and other objections noted in Schedule B hereof, the marketable fee simple title in the real estate herein below described is vested in the **CLETA GAIL HUNT**.

SCHEDULE A

Description

SITUATE in District No. Three (3) of Campbell County, Tennessee and being described as follows:

BEING all of Lot No. 10R (containing 1.01 acres, more or less) of the Revision of Survey of Lots 10, 11, 12, and 13 in Block B, of Lindsay Mill Properties Number One, as shown on the plat of same of record in Plat Cabinet C, Slide 405, in the Register of Deeds Office for Campbell County, Tennessee, to which plat specific reference is hereby made for a more particular description of said lot.

SUBJECT TO all applicable restrictions, easements, conditions, covenants, setback lines, rights-of-way, etc. in Deed Book 116, Page 283, Deed Book 205, Page 720, and those shown on Plat Cabinet C, Slide 405, in the Register of Deeds Office, Campbell County, Tennessee.

BEING the same property conveyed by the following two deeds: (1) the Quit Claim from Kyler A. Gaston and wife, Lori B. Gaston, to Cleta Hunt, sole devisee of Ronald W. Hunt, deceased, dated June 26, 2023 and recorded on June 30, 2023 in Book W558, Page 670 (as to the part of Lot 12 comprising a portion of Lot 10R); and (2) the Warranty Deed from Platinum Enterprises, L.P., an Indiana limited partnership, to Roanld W. Hunt, dated May 25, 2018 and recorded June 1, 2018, in Book W514, Page 670 (as to Lots 10 and 11 comprising a portion of Lot 10R), both in the Register of Deeds Office, Campbell County, Tennessee.

SCHEDULE B

Liens, Objections, Etc.

1. TAXES: The Campbell County taxes are paid through 2022 in the amount of \$1,868.00 (Receipt No. 12688). The 2023 county taxes are accruing and constitute a lien against the subject property, but are not yet due and payable.

Tax Parcel ID No: 135E-A-078.00

2. DEEDS OF TRUST, LIENS, etc.:

a. There is an outstanding Deed of Trust from Ronald W. Hunt, to Paula Wooldridge, Trustee for Gold Fever Inc., to secure a note in the amount of \$300,000.00 dated May 1, 2018 and recorded on June 1, 2018 in Book T679, Page 959, in the Register of Deeds Office, Campbell County, Tennessee.

3. RESTRICTIONS:

a. Subject to all applicable easements, restrictions and right of ways as shown of record in the Register of Deeds Office for Campbell County, Tennessee, including, without limitation, those recorded in Deed Book 116, Page 283, Deed Book 205, Page 720, and those shown on Plat Cabinet C, Slide 405.

b. Subject to a minimum building setback line of 35 ft. along all lot lines adjoining roads within this development and 15 ft. along all back and side lot lines within this development, as noted on the plat recorded in Plat Cabinet C, Slide 405 in the Register of Deeds Office, Campbell County, Tennessee.

4. EASEMENTS:

a. Subject to all applicable easements, restrictions and right of ways as shown of record in the Register of Deeds Office for Campbell County, Tennessee, including, without limitation, those recorded in Deed Book 116, Page 283, Deed Book 205, Page 720, and those shown on Plat Cabinet C, Slide 405.

b. Subject to 5 ft. utility and drainage easements along all lot lines within this development as noted on plat in Plat Cabinet C, Slide 405 in the Register of Deeds Office, Campbell County, Tennessee.

5. OTHER EXCEPTIONS, OBJECTIONS, REMARKS OR REQUIREMENTS:

a. The subject property passes through the Estate of Ronald Wayne Hunt, deceased, who died testate on February 19, 2023. The estate is currently under administration in the Chancery Court for Campbell County, Tennessee, Probate Division, Docket No. 2023-PR-5122. All net proceeds of any sale must be held in escrow until the time for claims has expired, any claims filed have been released. Notice to Creditors was first published on June 12, 2023 and the initial period for creditors to file claims expired on October 12, 2023. Creditors' claims will not be barred absolutely until February 19, 2024. There is a release from the Bureau of TennCare on file. There is a will of record in Will Book X, Page 376. The devisee is Cleta Gail Hunt. The Personal Representative of the estate is Jason Troy Hunt. The Personal Representative cannot convey the property.

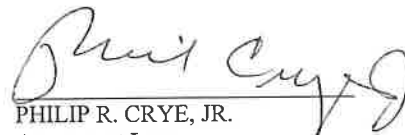
DISCLAIMERS:

a. This Report of Title 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) any unrecorded liens; (G) accuracy of the index books of the Register of Deed's Office for the County in which the property is situate; (H) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises; (I) any undisclosed heirs; (J) any fraud or forgery in connection with any of the instruments of the chain of title; (K) mental incompetence; (L) confusion with regard to the name or proper identity of parties; (M) improprieties with regard to the delivery of any deed; (N) marital rights - spouse or former spouse of past owners not revealed in the instrument; (O) any instrument executed by a minor; (P) lack of corporate capacity in the event a corporation is in the chain of title; (Q) mineral and/or mineral related rights; and (R) rights of any parties or persons under any other unrecorded deeds, mortgages, or other instruments of whatsoever type or nature.

b. The items listed under the preceding paragraph are matters which would not be revealed by an examination of the records in the Register of Deed's Office for the county in which the property is situate, 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) unrecorded liens, could be guarded against by inspection of the premises for newer improvements, and if such appear to have been present, the utilization of the notice of completion and expiration of the waiting period as per Tennessee Code Annotated Section 66-11-143. The remaining items listed under the preceding paragraph number, (G) through (R), 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 and our position, if you desire, to arrange for title insurance to be secured.

c. This Report of Title is intended for the exclusive use of **POWELL AUCTION AND REALTY, LLC, 6729 Pleasant Ridge Road, Knoxville, TN 37921**, and makes no warranties, express or implied, to any other bank, corporation, group, person or persons, for any purpose whatsoever.

d. This Certificate of Title does not warrant against any claims known or unknown arising at any time as a result of the presence of toxic or hazardous substances or pollutants of any kind upon, within, or under the surface of said property, including prior usage as a "dump site" or as a landfill in whole or in part, nor does this Certificate of Title warrant against any claims known or unknown arising at any time as a result of violation of any Federal or State laws or regulations, including "the Superfund" regulations, concerning environmental hazardous waste or toxic waste or substances or other pollutants and the regulation thereof.



PHILIP R. CRYE, JR.

Attorney at Law

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