

TITLE OPINION

DATE: October 15, 2020
PROPERTY OWNER: EDWARD YOVELLA and wife, TERESA S. YOVELLA
PROPERTY ADDRESS: 477 CENTRAL VIEW ROAD, ANDERSONVILLE, TN 37705

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 Union 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 EDWARD YOVELLA and wife, TERESA S. YOVELLA.

SCHEDULE A

Description

Tract One

SITUATED in District Four (4) of Union County, Tennessee, and being more particularly bounded and described as follows, to wit:

BEING all of the tract containing 29.99 acres, more or less, of the Survey for Ed and Teresa Yovella as shown on the plat of same recorded in Plat Cabinet D, Slide 40 A&B in the Register of Deeds Office, Union County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

EXCEPTED, however from the tract described above are those parts of it conveyed from Edward Yovella and Teresa Yovella to Raymond Mason and Sandra Mason by Warranty Deed dated and recorded on December 4, 2015 in Book U-8, Page 188 in the Register of Deeds for Union County, Tennessee.

BEING all of the remaining part of the property conveyed from Edward Yovella to Teresa S. Yovella by Deed to Create Tenancy by the Entireties dated August 1, 2001 and recorded on October 16, 2001 in Book X-6, Page 31, in the Register of Deeds Office for Union County, Tennessee

Tract Two

SITUATED in District Four (4) of Union County, Tennessee, and being more particularly bounded and described as follows, to wit:

BEGINNING at a post in the Southwest right of way line of Central View Road 1170.00 feet more or less from the intersection of Central View Road and Hwy 61; thence along Central View Road South 06 deg. 23 min. East, 151.58 feet to an iron pin; thence continuing along Central View Road, South 24 deg. 15 min. East 111.02 feet to an iron pin; thence South 43 deg. 22 min. West, 47.87 feet to a pipe; thence South 39 deg. 43 min. West, 48.99 feet to a pipe; thence North 20 deg. 59 min. West, 291.91 feet to a post; thence North 64 deg. 01 min. East 118.73 feet to the point of BEGINNING, containing 0.56 acre, more or less, according to the survey of Hinds and Patterson, Surveying Lic. No. 967 and dated June 17, 1997.

BEING the same property conveyed from E.G. Meek, Sr. and Sandra E. Morris to Edward Yovella and wife, Teresa S. Yovella, by Warranty Deed dated February 27, 2012 and recorded on February 27, 2012 in Book I-8, Page 275, in the Register of Deeds Office for Union County, Tennessee.

SCHEDULE B

Liens, Objections, Etc.

1. **TAXES:** The Union County taxes are paid through 2019 in the amount of \$149.00 (Receipt #14937). The 2020 Union County taxes are due and payable in the amount of \$1,307.00 (Receipt #14957).

Tax Parcel ID No. 062-062-031.00

a. Subject to a Greenbelt dedication.

2. DEEDS OF TRUST, LIENS, etc.:

a. There is an outstanding Deed of Trust from Edward Yovella and wife, Teresa S. Yovella, to Russ Roberson, Trustee for Y-12 Federal Credit Union, to secure a note in the amount of \$200,000 dated December 12, 2019 and recorded on December 23, 2019 in Book TD306, Page 231 in the Register of Deeds Office, Union 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, Union 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, Union County, Tennessee.

b. Subject to Notice of Encroachment recorded in Miscellaneous Book 22, Page 165, in the Register of Deeds Office, Union County, Tennessee.

5. OTHER EXCEPTIONS, OBJECTIONS, REMARKS OR REQUIREMENTS:

a. Part of the described property has been conveyed to others. There is excepted from this certificate that portion of the property described in deed dated December 7, 2015 and recorded in Book U-8, Page 188 in the Register of Deeds Office, Union County, Tennessee. This outsale must be excepted from any future conveyances of this property.

DISCLAIMERS:

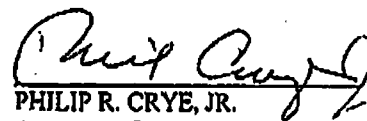
a. This Report of Title does not make any representation with regard to (A) any parties in possession; (B) deficiencies in quantities of land; (C) boundary line disputes; (D) roadways; (E) any unrecorded easements; (F) any unrecorded liens; (G) accuracy of the index books of the Register of Deeds Office for the County in which the property is situated; (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 Deeds Office for the county in which the property is situated, 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, 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.



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File No. 20-1192/tmp