

TITLE OPINION

DATE: February 16, 2021
PROPERTY OWNER: MARY MILLER JONES, married
PROPERTY ADDRESS: 7122 Harrell Rd., Knoxville, TN 37931

The undersigned hereby certifies to **POWELL AUCTION & REALTY, LLC, 6729 PLEASANT RIDGE ROAD, KNOXVILLE, TENNESSEE 37921**, that, based on personal examination of the public records of Knox 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 **MARY MILLER JONES**.

SCHEDULE A

Description

SITUATED in District No. Six (9) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin at the point of intersection of the northern line of Harrell Road with the western line of a 30 ft. right-of-way, now known as Kirtland Lane; thence in a westerly direction following a curve to the left, the chord of which is North 81 deg. 41 min. West, 157.7 feet to an iron pin; thence North 0 deg. 30 min. West, 250.5 feet to an iron pin; thence North 89 deg. 30 min. East, 155.8 feet to an iron pin in the western line of Kirtland Lane; thence along the western line of Kirtland Lane, South 0 deg. 30 min. East, 274.7 feet to an iron pin in the northern line of Harrell Road, the point of BEGINNING; according to the survey of Paul H. Chambers, Surveyor, dated July 18, 1959.

BEING the same property conveyed from Mary Miller Jones, Administratrix of the Estate of Katherine Maxine Miller, deceased, to Mary Miller Jones, married, by Administratrix's Deed dated July 2, 2012 and recorded on July 16, 2012 as Instrument No. 201207160003000 in the Register of Deeds Office, Knox County, Tennessee.

SCHEDULE B

Liens, Objections, Etc.

1. **TAXES:** The Knox County taxes are paid through 2020 in the amount of \$499.00. The 2021 county taxes are accruing and constitute a lien against the subject property, but are not yet due and payable.

Tax Parcel ID No. 078-064

2. **DEEDS OF TRUST, LIENS, etc.:**

I find none of record affecting the subject property.

3. **RESTRICTIONS:**

a. Subject to all applicable easements, restrictions and right of ways as shown of record in the Knox County Register of Deeds Office.

4. **EASEMENTS:**

a. Subject to all applicable easements, restrictions and right of ways as shown of record in the Knox County Register of Deeds Office.

DISCLAIMERS:

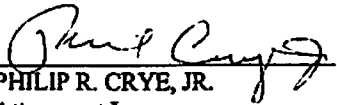
a. This Report of Title does not make any representation with regard to (A) any parties in possession; (B) deficiencies in quantities of land; (C) boundary line disputes; (D) roadways; (E) any unrecorded easements; (F) any unrecorded liens; (G) accuracy of the index books of the Register of Deed's Office 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 & REALTY, LLC, 6729 PLEASANT RIDGE ROAD, KNOXVILLE, TENNESSEE 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.


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