

Business/Commercial Group



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THIS IS TO ADVISE you that we have caused to be made a careful examination of the public records of DAVIDSON County, Tennessee, as indexed, as the same relates to that parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot 2 on the Final Plat of Priest Lake Park, Section Six, of record in Plat Book 6900, Page 463, as amended in Plat Book 6900, Page 636, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

This examination commences with the year 2001 and was made as of the 20th day of August, 2021, at 7:00 A.M. and in our opinion good fee simple title as of the date of such examination, was vested in **KEVIN FELDMAN, unmarried, and KRISTEN HOOTS FELDMAN, unmarried, as tenants in common**, by virtue of a Quitclaim Deed from KEVIN FELDMAN (also known as Kevin Brian Feldman), dated August 18, 2020, and recorded in Instrument No. 20200908-0102109, in the Register's Office for DAVIDSON County, Tennessee, subject to the following:

**I. TAXES:**

Taxes for the year 2021 are a lien not yet due and payable.

County Taxes for the year 2020 are PAID in the amount of \$6,140.71.

**Map-Parcel 136-11-0-021.00**

**II. RESTRICTIONS, CONDITIONS, AND EASEMENTS:**

a. Subject to any and all matters shown on plat of record in Plat Book 6900, Page 463; as amended in Book 6900, Page 636.

**III. DEEDS OF TRUST AND/OR INSTALLMENT DEED LIENS:**

a. None of record.

**IV. OTHER:**

a. None of record.

V. This title opinion does not make any representation with regard to:

- a. any parties in possession
- b. deficiencies in quantities of land
- c. boundary line disputes
- d. locations of roadways or rights-of-way
- e. any unrecorded easements and/or rights-of-way
- f. locations of improvements
- g. any unrecorded liens
- h. accuracy of the index books of said Register's Office
- i. any matter not of public record which would be disclosed by an accurate survey or inspection of the premises
- j. any undisclosed heirs
- k. any fraud or forgery in connection with any of the instruments in the chain of title
- l. mental incompetence
- m. confusion with regard to the name or proper identity of the parties
- n. improprieties with regard to delivery of deed
- o. marital rights (spouse or former spouse of past owners not revealed in the instrument)
- p. any instrument executed by a minor
- q. lack of corporate capacity in the event a corporation is in the chain of title
- r. any Federal or State estate taxes which might be due as a result of the failure to file an estate tax return or the filing of a fraudulent tax return
- s. any Federal, State, municipal, county or other lien or claim of any nature arising from use or condition of property in relation to toxic, hazardous, chemical or dangerous material.

These items listed under Item V are matters that would not be revealed by an examination of the records of said Register's Office, and, therefore, matters in which we have no means of securing the necessary information.

1. The matters under (a), (b), (c), (d), (e) and (f) could be protected against by an accurate survey by a qualified licensed surveyor.
2. Item (g), unrecorded liens, could be guarded against by inspection of the premises for new improvements, and if such appear to have been present, the utilization of the notice of completion and waiting ten (10) days to close as per TCA Section 66-11-143, et seq.
3. The remaining items listed under Item V, (h) through (s), 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.

Further excluded from this opinion letter are any matters with regard to any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting, regulating or prohibiting the occupancy or use of the land, or regulating the improvements now or hereafter erected on the land, or the effect of any violation of any such law, ordinance or governmental regulation.

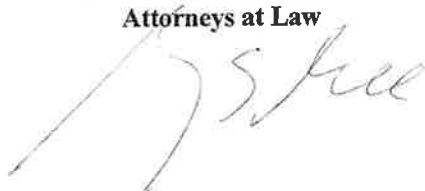
Any insolvency proceedings in either State or Federal court are also excluded from this opinion letter.

**Liability for this title opinion letter is limited to the amount paid therefore.**

This title examination is issued for the sole use and benefit of **WILSON BANK & TRUST**, who is not authorized to furnish copies of this opinion to any party, represent to any party the contents thereof, or allow any other party to rely on this opinion letter. v

**ROCHELLE, McCULLOCH & AULDS, P.L.L.C.**  
**Attorneys at Law**

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A handwritten signature in cursive script, appearing to read "J. S. Free", is written over the printed name of the law firm.