

**ATTORNEYS**

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**ATTORNEYS AT LAW**  
*an association not a partnership*

**ADDRESS**

10269 KINGSTON PIKE  
KNOXVILLE TENNESSEE 37922

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PHONE: 865-531-6151

January 22, 2025

Re: Title Report on property located at 1151 Catlett Road, Knoxville, TN, 37932  
Ron E. Letsinger - owner.

I hereby certify that the property described in Exhibit A, attached hereto is marketable, subject to the exceptions set out below:

1. Fee simple title is vested in Ron E. Letsinger by The Last Will and Testament of Earl Letsinger, of record in Will Book 211, Page 230 in the Probate Office for Knox County, Tennessee.
2. Requirements of title: None found within search period.
3. Mortgages, liens, deeds of trust which encumber the property: None found within search period.
4. Lien of taxes and special assessments: 2024 Knox County taxes in the principal amount of \$2,009.00 were paid on 10/14/24. 2023 Knox County Special Interest taxes in the amount of \$5.88 are delinquent. 2024 Knox County Special Interest taxes in the amount of \$5.00 are now due and payable. 2025 Knox County taxes while not yet due and payable will constitute a lien upon the property until paid. Tax ID No. 130/160. Any conveyances will be subject to subsequent years property taxes.
5. Restrictions: None discovered within search period.
6. Easements: Subject to building setback lines 20 foot front, 5 foot side, 15 foot rear and 35 foot on Snyder Road and Catlett Road; Utility and drainage easement 10 foot inside all exterior and road lines, 5 foot inside all lot lines, Subject to 15 foot utility easement along Snyder Road and Catlett Road, Subject to 15 foot wide sewer easements as per plat and in Book 2243, Page 1154 in the Register's Office for Knox County, Tennessee, Subject to all matters as shown by plat of record in Instrument No. 202407110001839 in said Register's Office, Subject to 15 foot wide utility easement to 1<sup>st</sup> Utility District of record in Book 1710, Page 307 in said Register's Office, however without a current accurate survey by a licensed, qualified surveyor, the location of the setbacks and

accurate survey by a licensed, qualified surveyor, the location of the setbacks and easements, and in addition other rights of ways, sewer line easements, and possible encroachments of the right of way and other improvements, prescriptive easements, etc. is impossible.

7. Unrecorded liens and claims of lien of any nature, including, but not limited to: environmental and child support liens, and all related notices, that are not separately time-dated, indexed, and recorded in the Register's Office for the county in which the subject property lies in exact compliance with the statutory requirements necessary to record judgments of Tennessee Courts of record so that they will be liens on property in such county; and any claims of fixtures under the Uniform Commercial Code.

8. General Exceptions: This opinion 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 for the County searched; (h) any matter not of public record which would be disclosed by an accurate survey or inspection of the premises, including but not limited to: recent construction or repairs, encroachments, utility lines, creeks and other waterways, unlawful or unauthorized use of the property, violations of utility and drainage easements, setback lines and other restrictive covenants prescriptive easements; (i) any undisclosed heirs; (j) any fraud or forgery in connection with any of the instruments in the chain of title; (k) mental incompetence; (l) confusion with regard to the name or proper identity of the parties when said names provided by someone other than the party searching title (former name, former married name, or spouses name); (m) improprieties with regard to delivery of instruments; (n) lack of proper consideration other than that stated in instrument; (o) marital rights-spouse or former spouse of past owners not revealed in the instruments; (p) any instrument executed by a minor; (q) lack of corporate capacity of a corporation in the event a corporation is in the chain of title; (r) lack of authority of an agent or partner; (s) any local, state or federal environmental lien; (t) violation of any local zoning, ordinance or planning commission requirements. The items listed under the above paragraph are matters which would not be revealed by examination of the records in the Register's Office for the county the property is located, and therefore, are matters that are beyond the scope of a title search. Matters under (a), (b), (c), (d), and (h) could be protected against by an accurate survey by a licensed surveyor. Item (f) unrecorded liens could be protected against by inspection of the premises for new improvements, and if such appear to have been present within the last year, the utilization of the 10 day notice of completion as per T.C.A. Sec. 66-11-143. The remaining items may be insured against by the purchase of title insurance (some exceptions may remain), and may be purchased through this agency. This report of title is intended for the exclusive use of the above addressee and makes no warranties, express or implied, to any other person or persons, bank, corporation or groups for any purpose whatsoever. This report of title is certified from January 7, 1985 to January 7, 2025, 8:00 A.M.



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Stanley F. Roden, Attorney

## EXHIBIT "A"

SITUATED in the 6<sup>th</sup> Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being known and designated as all of Lot 1 Catlett Place, as shown by plat of record in Instrument No. 202407110001839 in the Register's Office for Knox County, Tennessee.

BEING part of the same property conveyed to Earl Letsinger by Quit Claim Deed from Mildred Letsinger dated August 5, 1967 of record in Deed Book 1449, Page 708 in the Register's Office for Knox County, Tennessee.

Earl Letsinger is now deceased having died testate on or about August 31, 2013. His Will is probated in Knox County Probate Court, Case # P-13-741351, in Will Book 211, Page 230. Ron E. Letsinger is the devisee under the Will of Earl Letsinger.