K. Brian Hay, Attorney at Law

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November 17, 2026

McEwen Group
ATTN: Kyle Thomas

Regarding: 1223 & 1227 Hatcher Lane, Columbia, TN 38401
(Property Description - See Exhibit A attached hereto and incorporated herein by reference for a more specific description.)

Dear Kyle:

Upon examination of title to the hereinafter described property, as of November 13, 2026 at 08:00 AM, I am of the opinion that record title to the property is vested in **Kenneth A. Young and wife, Victoria L. Young**, by deed of record in Book R1987 at page 960 (TRACT A) and Book R1428 at page 975 (TRACT B) in the Maury County, Tennessee Register of Deeds office, subject to:

1. Exceptions:

a. 2027 and subsequent years Maury County, Tennessee and City of Columbia real property taxes and/or assessments which constitute a lien upon said real property until paid. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Section 67-5-603, et seq., Tenn. Code Ann.

b. Year 2026 Maury County, Tennessee real property taxes HAVE NOT been paid in the amount of $1,040.00. Receipt #59020. Date paid: N/A. Tax Map-Parcel #100J-D-23.04. All prior year real property taxes have been paid. (TRACT A)

c. Year 2026 City of Columbia, Tennessee real property taxes HAVE NOT been paid in the amount of $461. Receipt #24537. Date paid: N/A. Tax Map-Parcel #100J-D-23.04. All prior year real property taxes have been paid. (TRACT A)

d. Year 2026 Maury County, Tennessee real property taxes HAVE NOT been paid in the amount of $2,125.00. Receipt #59019. Date paid: N/A. Tax Map-Parcel #100J-D-23.02. All prior year real property taxes have been paid. (TRACT B)

e. Year 2026 City of Columbia, Tennessee real property taxes HAVE NOT been paid in the amount of $942.00. Receipt #24536. Date paid: N/A. Tax Map-Parcel #100J-D-23.02. All prior year real property taxes have been paid. (TRACT B)

f. Deed of Trust dated July 27, 2026 executed by Kenneth Young and wife, Victoria G. Young in favor of First Freedom Bank in the original amount of $50,000.00 of record in Book R3171 at page 763 in the Maury County, Tennessee Register of Deeds office. (TRACTS A & B)

g. Deed of Trust dated September 25, 2013 executed by Kenneth A. Young and wife, Victoria L. Young in favor of First Freedom Bank in the original amount of $280,000.00 of record in Book R2254 at page 649 in the Maury County, Tennessee Register of Deeds office. Said deed of trust was amended by Modification of record in Book R2523 at page 1048 in the same said office. (TRACTS A & B)

h. Subject to any and all matters appearing on maps of record in Plat Book 5, page 7 and Plat Book 6, page 461B in the Maury County, Tennessee Register of Deeds office. (TRACTS A & B)

i. Covenants, conditions, restrictions, easements or servitudes of record in Book 537 at page 558 in the Maury County, Tennessee Register of Deeds office, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (TRACTS A & B)

j. Party wall agreement of record in Book 709 at page 153 in the Maury County, Tennessee Register of Deeds office. (TRACTS A & B)

k. Acreage content of the subject property is not hereby certified. Reference to acreage is left in the description merely for convenience in identifying the tract.

2. Other Exceptions and Limitations:

This title opinion is for the exclusive benefit of addressee and may not be relied upon by any other party. This title opinion is based upon matters appearing of public record in the Maury County, Tennessee Register of Deeds office and the Trustee's Office of Maury County, Tennessee (real property taxes only). This title opinion does not make any representation with regard to (a) any parties in possession; (b) deficiencies in quantities of land as well as all questions of boundary lines and location of improvements and area contained in the subject property dependent upon a correct survey for determination; (c) boundary line disputes and location of improvements; (d) roadways; (e) any unrecorded easements; (f) any unrecorded liens, including liens for labor performed and materials furnished within the statutory period; (g) accuracy of the index books of the Register's Office for Maury County, Tennessee; (h) any matter not of record in the Register's Office

for Maury County, Tennessee, which would be disclosed by an accurate survey or inspection of the property; (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 parties; (m) improprieties with regard to delivery of deeds; (n) marital rights (spouse or former spouse of past owner not revealed in the instruments); (o) any instrument executed by a minor; (p) lack of requisite capacity or approval of any corporation, partnership, trust or other entity; (q) lack of authority of any person executing an instrument on behalf of a corporation, partnership, trust or other entity or as an attorney-in-fact or representative for another person; (r) governmental building and zoning laws and regulations; (s) any threatened or pending lawsuits or other actions, unless notice thereof has been recorded in the Register's Office for Maury County, Tennessee; (t) any environmental law or protection matters or problems, unless notice thereof has been recorded in the Register's Office for Maury, Tennessee; or (u) any matter or claim arising by reason of the operation of any bankruptcy, insolvency, receivership, or similar creditors' rights laws. These are matters which would not be revealed by an examination of the records in the Register's Office Maury County, Tennessee, and are therefore matters which I have not examined and about which I make no representation. Some of these matters could be protected against by obtaining an accurate survey of the subject property by a qualified land surveyor and many of these matters may be insured against by title insurance. The property address stated herein is for convenience in identifying the subject property and is not guaranteed. Certification of any property tax information provided herein is limited to Real property taxes only, not personal property taxes or other "assessments," (i.e. solid waste assessment, grass cutting assessments, demolition assessments, etc.) unless they are filed as liens in the Maury County, Tennessee Register of Deeds office.

Sincerely,



K. Brian Hay, Attorney at Law

EXHIBIT A

SITUATE in the NINTH (9TH) Civil District of Maury County, Tennessee and being more particularly described as follows:

TRACT A:

Being the west 25 ft. of Lot 5 of Tract 6, C.P. Hatcher Estate, as shown on plat of record in Plat Book 5, Page 7, Register's Office of Maury County, Tennessee. The above described property is further shown on plat of record in Plat Book 6, Page 461B, Register's Office of Maury County, Tennessee.

BEING the same property conveyed to Kenneth A. Young and wife Victoria L. Young by instrument of record in Book R1987 at page 960 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #100J-D-23.04
Known as: 1223 Hatcher Lane, Columbia, TN 38401

TRACT B:

Lot 4 of Tract 6, C.P. Hatcher Estate, as shown on plat of record in Plat Book 5, Page 7, Register's Office of Maury County, Tennessee. The above described property is further shown on plat of record in Plat Book 6, Page 461B, Register's Office of Maury County, Tennessee.

BEING the same property conveyed to Kenneth A. Young and wife, Victoria L. Young by instrument of record in Book R1428 at page 975 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #100J-D-23.02
Known as: 1227 Hatcher Lane, Columbia, TN 38401