



1865 Ashland City Road, Suite A | Clarksville, TN 37043 | 931.283.2233

PRELIMINARY TITLE REPORT

To: Bolinger Real Estate & Auction

I hereby state that I have examined the title to the following described real estate ending with

September 25, 2026 at 8:00 AM

which is the date of this report. Fee simple title to said premises is vested in

Cathy Stone Gresham Carter, a defeasible life estate interest, with one-half remainder interest to Cathy Stone Gresham Carter, and one-half remainder interest to Malcolm Edward Gresham, Jr.

by deed of record in the Register's Office for Christian County, Kentucky, property described as follows, to-wit:

Beginning at an iron pin, right-of-way of Dr. Hatcher Road and a new corner of W.C. Gresham farm; thence a new line in said farm South 57° 09' West, 646.04 feet to an iron pin; thence a new line North 15° 50' West, 416.80 feet to a steel fence post; thence with Jerry Gresham property line North 44° 02' East, 179.02 feet to an iron pin; thence North 32° 07' East, 174.11 feet to an iron pin, right-of-way of Dr. Hatcher Road; thence with said right-of-way as follows: South 60° 17' East, 218.86 feet; South 54° 48' East, 127.98 feet; South 47° 27' East, 98.84 feet; South 42° 52' East, 105.78 feet to the beginning. Containing 5.314 acres more or less as per survey conducted by Howard G. Lancaster, L.S. #2096, on March 8, 1985. Also, a Plat of the above described property can be found in Plat Cabinet 3, File 136, Christian County Clerk's Office, for a more complete description of said conveyance.

Being the same property conveyed to Malcolm E. Gresham and Elsie Gresham, husband and wife, in joint survivorship, by General Warranty Deed dated March 25, 1985 and recorded March 26, 1985 in Deed Book 437, Page 542, in the Office of the Clerk of Christian County, Kentucky. The said Elsie Gresham died January 27, 2003, leaving her interest to Malcolm E. Gresham, in survivorship; and

Thereafter the said Malcolm E. Gresham, aka Malcolm Edward Gresham died February 27, 2018, and specifically bequeathing the above property to Cathy Stone Gresham Carter, a defeasible life estate interest, with one-half remainder interest to Cathy Stone Gresham Carter, and one-half remainder interest to Malcolm Edward Gresham, Jr., as set out in his Last Will and Testament recorded March 29, 2018 in Will Book 73, Page 241, and as shown in Affidavit recorded May 11, 2018 in Deed Book 744, Page 29, both in the Office of the Clerk of Christian County, Kentucky.

I. TAXES

Parcel ID No.: 028-00-00-047.00

Christian County taxes for the year 2025 in the amount of \$614.10 are paid

Note: The property is currently under the Homestead Exemption of \$49,100.00

No City Property taxes assessed.

All subsequent years a lien, but not yet due and payable.

II. RESTRICTIONS, CONDITIONS AND EASEMENTS:

1. Matters appearing on the Plat recorded in Plat Cabinet 3, File 136, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".
2. Right-of-Way Easement in favor of Pennyriple Rural Electric Cooperative Corporation, recorded in miscellaneous Book 39, Page 381.

III. DEEDS OF TRUST AND/OR LIENS:

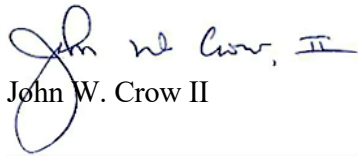
There are no open Mortgages found of record affecting the subject property.

IV. OTHER:

1. Easements or claims of easements, not shown by the public record, rights or claims of parties in possession or licenses not shown by the public record.
2. Any liens, or rights thereof for services, labor or material, imposed by law and not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, deficiencies in quantities in land or other matters which would be disclosed by an accurate survey.
4. Uniform Commercial Code Filings have not been examined or included in this report.
5. Bankruptcy Proceedings have not been examined or included in this report.
6. Nest Title & Escrow, LLC can assume no liability for compliance with requirements of the Uniform Commercial Code, Consumer Credit Protection, Truth in Lending, or similar law.
7. Any ordinance or governmental regulation restricting the premises in any way or the effect of the violation of any such law, ordinance or governmental regulation.
8. Any matters that would affect the title of said premises created, assumed, agreed to and/or known to persons who owners are, or connected with the property described herein in any way, that are not disclosed fully to the undersigned prior to the date of this report.
9. Any undisclosed heirs, any fraud or forgery in connection with any documents in the chain of title, mental incompetence, misidentification of property, improprieties with regard to deliver of deed; marital status of spouse or former spouse of past owners not revealed in the documents, any document executed by a minor, or lack of corporate capacity in the event, a cooperation is in the chain of title.
10. Any unsettled estates not of record in Christian County, Kentucky.
11. Any litigation pending in State and/or Federal Courts.
12. Any State and/or Federal Tax liens not of record in Christian County, Kentucky.
13. Indexing errors or irregularities.

14. Liens or liability which might result under the Comprehensive Environmental Response Compensation and Liability Act, Resource Conservation and Recovery Act, Clean Water Act, Clean Air Act, Toxic Substance Control Act, or other similar state or federal environmental legislation or regulation.
15. Planning or zoning restrictions or requirements which may be applicable.
16. Status of title or lien priority as may be shown on the UCC records for any mobile home or manufactured home located on the described property.
17. Compliance with any state or federal land sale registration requirements.
18. The undersigned has examined title to the subject property solely for the purpose of determining the status of ownership of the subject property. The undersigned has not been requested to, and has not, evaluated the financial soundness of the borrower or the sufficiency of value of the property as collateral for any loan, and expressly disclaims any liability for the decision to enter into the loan, which decision is completely the responsibility of the institution making said loan.

Nest Title & Escrow, LLC



John W. Crow II