



Title Report

OFFICE FILE #: 24-07-0015S **EFFECTIVE DATE:** 08/05/2024
STATE: Georgia **SEARCH DATE:** 08/21/2024
PROPERTY ADDRESS: 475 Underwood Farm Road
Cleveland, Georgia 30528

A. As of the effective date herein, fee title is vested in:

4S Management, LLC, E. Ray Black, Sr., aka Ray Black, Chadwick Black and Alexander Investments, Inc., (*As to 29.20 Acre Tract*), 4S Management, LLC, E Ray Black, Sr., aka Ray Black, Chadwick Black and Sandra Alexander (*As to 0.1054 Acre Tract*)

B. The Land referred to in this report is described as follows:

All that tract or parcel of land lying and being in Land Lot 41 of the 2nd Land District of White County, Georgia containing 29.2 acres as shown on a plat of survey prepared by Hubert Lovell, RLS, recorded in Plat book 5, Page 60 of the White County, Georgia plat records, said plat description is incorporated herein by reference for a more complete description.

Also all that tract or parcel of land lying and being in Land Lot 41 of the 2nd Land District of White County, Georgia, containing 0.1054 acres as shown on a plat of survey prepared by Eddie Black, recorded in Plat Book 62, Page 10 of the White County, Georgia deed records. Reference to said plat and the description contained therein being incorporated herein by reference for a full and complete description thereof.

LESS AND EXCEPT the following described property previously conveyed by E. Ray Black, Jr., in Deed Book 1080, Page 489 of the White County, Georgia Deed Records and being all that tract or parcel of land lying and being in Land Lot 41 of the 2nd Land District of White County, Georgia containing 1.13 acres as shown on a plat of survey prepared for Eddie Black by Eddie Hood, recorded in Plat Book 60, Page 90 of the White County, Georgia plat records, said plat is incorporated herein by reference for a more complete description.

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C. Security deeds and other liens of record (requirements):

1. Security Deed from E. Ray Black, Sr. and Alexander Investments, Inc. to Regions Bank in the amount of \$320,000.00, dated 9/2/2005, filed 9/2/2005 in Deed Book 1048, Page 419, White County, Georgia records. **Encumbers the 29.2 Acre portion*
2. Security Deed from E. Ray Black, Sr., Alexander Investments, Inc. and Charles D. Black, Sr. to Charles D. Black, Sr., in the amount of \$378,231.22, dated 11/30/2006, filed 12/18/2006 in Deed Book 1156, Page 381; Assigned to Sonja McGuire, Sherry Couch, and Susan Lee Meaders by Assignment filed 4/29/2013 in Deed Book 1491, Page 379, White County, Georgia records
3. UCC Financing Statement against E. Ray Black, Jr., in favor of Mountain Valley Community Bank, a Division of Piedmont Bank filed 3/21/2023 under UCC File No. 154-2023-000127, White County, Georgia records.
4. White County 2024 property taxes are due and payable on 11/15/2024 in the amount of \$4,334.31 for tax parcel number 048C 135. (Call for payoff.)

NOTE: Grace of Georgia Developments was checked for liens.

NOTE: Info provided about Statewide DOR lien search is a courtesy. Only the records in the county where the property is located were searched. To request a Certificate of Lien Clearance or Statement of Lien you must logon to the Georgia Tax Center (GTC) at <https://gtc.dor.ga.gov>.

D. Title issues and miscellaneous notes (objections to title):

1. The 29.20 Acre Tract was included in the legal description contained on Year's Support recorded in Deed Book 1399, Page 486. However, Keith Alexander was never conveyed this tract individually. He was only conveyed the 0.1054 Acre Tract. Alexander Investments, Inc., owns an interest in the 29.20 Acre Tract. No conveyance found from Alexander Investments, Inc., to Sandra Alexander for their interest held in the 29.20 Acre Tract. Please review.

E. Restrictions, easements, etc. (exceptions):

1. All matters appearing on plat of survey filed and recorded in Plat Book 5, Page 60; recorded in Plat Book 62, Page 10, White County, Georgia records, but omitting any covenants or restrictions, if any, based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Construction Easement in favor of the Department of Transportation recorded 12/21/2011 in Deed Book 1427, Page 516, White County, Georgia records.

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3. Taxes and special assessments for the year 2024 and all subsequent years, as well as the lien for any additional taxes for prior years due to reassessments or rebilling.

NOTE: 2023 White County property taxes were paid on 11/14/2023 in the amount of \$3,824.67 for Parcel ID # 048C 135.