ohnson Davidson County
Batch# 898022 DEEDWARR
08/03/2022 10:17:31 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20220803-0088366

This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0199

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $250000.00

Sworn to and subscribed before me this 1 day of August, 2022.

Affiant

Notary Public
My Commission Expires: 7/30/2025

KATIE LEE RICE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jonathan James Wiley, et ux	New Owner	029-00-0227.00
6440 Alessio Rd.		
Joelton TN 37080		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terry Edward Colorigh,** Individually and as Executor of the Estate of Joan Marie Colorigh, **Athena Roxanne Bogle** and **Thomas Christopher Colorigh,** Will Devisees of Joan Marie Colorigh, and **Athena Roxanne Bogle as Trustee for the Testamentary Trust of Timothy Wayne Colorigh and Theresa Marie Colorigh, created by the Will of Joan Marie Colorigh,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jonathan James Wiley and Mara Wiley, husband and wife,** hereinafter called the Grantees, their heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

The following described tract or parcel of land, to wit: Land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described as follows:

Tract I: Beginning at a pin on the East side of Alessio Road, said pin being on the North side of a 20 foot drive separating described property from Johny Aaron Elam property and belonging to Mrs. Bessie Colorigh; thence South 85 degrees East 182 feet to a pin at a point in the Western boundary of Mrs. Bessie Colorigh's property; thence North 0 degrees 30 minutes East with said line 275 feet to a pin in the Southeast side of a 20 footdrive separating described property from the Parkhurst property, also belonging to Mrs. Bessie Colorigh; thence North 88 degrees West 166 feet to a point in the East margin of Alessio Road; thence South 4 degrees West 266 feet to the point of beginning, containing 1.08 acres, more or less.

Being a portion of the same property conveyed to Edward D. Colorigh and wife, Joan Marie Colorigh, by Warranty Deed from Vaden Lackey Jr., Trustee of record in Book 3881, Page 603, Register's Office for Davidson County, Tennessee, dated April 15, 1965 and recorded on April 19, 1965. Tract I.

Said Edward D. Colorigh became deceased on August 31, 2018, vesting Joan Marie Colorigh as surviving tenant.

LESS AND EXCEPT those parts conveyed in Instrument No. 20190925-0097435 Register's office of Davidson County, Tennessee.

Tract II: Beginning at an existing iron rod having a Tennessee State Plane Coordinate of N: 710499.3368 and E: 1709454. 7887 and being located South 84 degrees 15 minutes 19 seconds East a distance of 169.23' from an existing iron rod (having a Tennessee State Plane Coordinate of N: 710516.3044, E: 1709286.3838) in the East margin of Alessio Road and being in the south line of Michael Tharrett (Instrument Number 201404010026767) and being the common corner of Dennis Taylor (Instrument Number 201512290130378); Thence with said Taylor south 04 degrees 52 minutes 13 seconds west a distance of 20.0 feet; Thence with the north line of Edward Colorigh (Book 3881, Page 603) North 84 degrees 15 minutes 19 seconds West a distance of 170.11 feet to the East margin of Alessio Road; Thence North 07 degrees 22 minutes 34 seconds East a distance of 20.01 feet to an existing iron rod; Thence with the South line of said Tharrett South 84 degrees 15 minutes 19 seconds East a distance of 169.23 feet to an existing iron rod which is the point of beginning, having an area of 3631.2 square feet, 0.08 acres.

Being the same property conveyed to Joan Marie Colorigh, by Warranty Deed from Melody Ann Colorigh and husband, Terry Edward Colorigh, of record in Instrument No. 20190925-0097437, Register's Office for Davidson County, Tennessee, dated September 9, 2019 and recorded on September 25, 2019. Tract II.

Said Joan Marie Colorigh became deceased on January 30, 2022 leaving Last Will and Testament filed for Probate in Docket No. 22P346, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Terry Edward Colorigh is named Executor of the Estate of Joan Marie Colorigh, and title vested in Terry Edward Colorigh, Athena Roxanne Bogle and Thomas Christopher Colorigh, and Athena Roxanne Bogle as Trustee for the Testamentary Trust of Timothy Wayne Colorigh and Theresa Marie Colorigh, created by the Will of Joan Marie Colorigh.

This is unimproved property known as **6440 Alessio Road, Joelton, TN 37080.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS our hands as of the dates set forth in the notary acknowledgements below.

Will Devisees of Joan Marie Colorigh:

Terry Edward Colorigh, Individually and as
Executor of the Estate of Joan Marie Colorigh

Athena Roxanne Bogle, Individually

Thomas Christopher Colorigh, Individually

Testamentary Trust of Timothy Wayne Colorigh and Theresa Marie Colorigh, created by the Will of Joan Marie Colorigh

BY: Athena Roxanne Bogle
Athena Roxanne Bogle, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Terry Edward Colorigh**, Individually and as Executor of the Estate of Joan Marie Colorigh, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of August, 2022.

Katie Lee Rice
Notary Public
My Commission Expires: 7/8/2025

KATIE LEE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Athena Roxanne Bogle**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of August, 2022.

KATIE LEE RICE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Thomas Christopher Colorigh**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of August, 2022.

KATIE LEE RICE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared **Athena Roxanne Bogle**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be current Trustee of the Testamentary Trust of Timothy Wayne Colorigh and Theresa Marie Colorigh created by the Will of Joan Marie Colorigh, and that [*s*]he as such Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 1 day of August 2022.

KATIE LEE RICE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25