Name and Address of New Owner:
John Liles and Lisa Liles
9400 Couchville Pike
Hermitage, TN 37076

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23010072

Map and Parcel: 138 00 0 033.00

Karen Johnson Davidson County
Batch# 1004333 DEEDWARR
05/17/2023 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20230517-0037027

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet Lynn Tipton, Successor Trustee of the Robert Harold Carrigan Living Trust dated May 31, 2019**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **John D. Liles and Lisa A. Liles, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the 4th Civil District of Davidson County more particularly described as follows:

Beginning at a 5/8 inch rebar with an orange cap marked "910 RLS" at grade marking the northeast corner of the herein described tract, point also being on a western line of a tract of land conveyed to John Daniel & Lisa Liles, thence the next 2 (two) courses being along said Liles tract

1. South 10 degrees 05 minutes 42 seconds West a distance of 318.51 feet to a 1/2 inch rebar with an orange illegible cap 0.1 feet above grade near a cedar stump (cedar tree called for in deed), thence continuing

2. South 05 degrees 19 minutes 05 seconds West a distance of 491.35 feet to a 5/8 inch rebar with an orange cap marked "910 RLS" at grade, point also being on the northern right-of-way line of Couchville Pike, point being the southeast corner of the herein described tract, thence the next 3 (three) courses being along said northern right-of-way line of Couchville Pike,

1. North 52 degrees 08 minutes 54 seconds West a distance of 457.70 feet to a 5/8 inch rebar found at grade,

2. Point being on a curve to the left having a radius of 1,476.62 feet, having a chord of North 56 degrees 57 minutes 17 seconds West, 106.66 feet; thence northerly along said curve an arc distance of 160.74 feet to a 5/8 inch rebar found at grade,

3. North 61 degrees 46 minutes 26 seconds West a distance of 106.53 feet to a 1/2 inch rebar with yellow cap marked "W&A ENG set at grade, point being the southwest corner of the herein described tract, point also being the southeast corner of a tract of land conveyed to Samuel & Bass Finch, Mary E. & Barbara Boone etal; thence the next 2 (two) courses being along the east line of said Finch/Boone tract;

1. North 34 degrees 35 minutes 23 seconds East a distance of 157.96 feet to a 5/8 inch rebar found at grade,

2. North 07 degrees 32 minutes 38 seconds East a distance of 334.41 feet to a 1/2 inch rebar found at grade, point also being the northwest corner of the herein described tract, point also being on the south line of the aforementioned Liles tract; thence the next 2 (two) courses being along said south line,

1. South 82 degrees 06 minutes 20 seconds East a distance of 351.25 feet to a 1/2 inch rebar with an orange cap marked "910 RLS" at grade,

2. South 82 degrees 02 minutes 23 seconds East a distance of 211.85 feet to the **Point of Beginning**, containing 365,335.19 square feet or 8.39 acres, more or less.

Being the same property conveyed to Robert H. Carrigan by Warranty Deed filed for record on June 17, 1988 in Book 7576, page 583, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Robert H. Carrigan as Trustee under Robert Harold Carrigan Living Trust dated May 31, 2019 by Quitclaim Deed filed for record on June 20, 2019 in Instrument Number 20190620-0059647, of the Register's Office of Davidson County, Tennessee. Robert Harold Carrigan having since died on June 5, 2019. Janet Lynn Tipton was named as Successor Trustee in Certification of Trust dated May 31, 2019.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3974 Couchville Pike, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this ~~12th~~ 5th day of May, 2023.

Janet Lynn Tipton, Successor Trustee

Janet Lynn Tipton, Successor Trustee of the
Robert Harold Carrigan Living Trust dated
May 31, 2019

State of Tennessee

County of Knox

Personally appeared before me, a notary public in and for the state and county aforementioned, Janet Lynn Tipton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Successor Trustee and that they as such Successor Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th of May, 2023.

Notary Public
My Commission Expires: July 6, 2025

LORIE L. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00.

Janet Lynn Tipton
Affiant Signature

Subscribed and sworn to before me, this ~~12th~~ 5th day of May, 2023.

Notary Public
My Commission Expires: July 6, 2025

LORIE L. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/5/23 (date of document).

Affiant Signature

5/17/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of May, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025