Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $650,000.00.

M. Alex Brennan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of March, 2024.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC
SARA JONES
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Karen Johnson Davidson County
Batch # 1107437 DEEDWARR
03/05/2024 09:19:42 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20240305-0015167

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nicholas Sheehan	New Owner	13800009700
(NAME)	(NAME)	
3579 Couchville Pike		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Rachel Denise Talley Pugh, married and Matthew Steven Talley, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nicholas Sheehan, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A tract or parcel of land lying and situated in the 4th Civil District of Davidson County, Tennessee, and described as follows:

TRACT I:
BEGINNING at a point (railroad spike) in the center of Couchville Pike, said point being the Northeast corner of a 2 acre tract conveyed to Edna Lewis, thence, with the center of said Pike N 86 deg. E 110 feet to a point being the Northwest corner of a 1.2 acre tract conveyed to the U. S. Engineer Dept. as part of the Percy Priest Reservoir; thence with the said U.S. property's southwest boundary S. 45 deg. E. 427.82 feet to a Government concrete monument; thence S. 5 deg. 16' W 154 feet to an iron pin; thence S 80 deg. 30' w 320 feet to an iron pin; thence N 9 deg. 30' W 107.5 feet to Lewis' southeast corner; thence continuing N 9 deg. 30' W in all 485 feet to the point of beginning, exclusive of the part falling within the couchville Pike right of way.

TRACT 2:
BEGINNING at an iron pin set at the Southeast corner of the property conveyed to Buford H. Wilson by deed of record in Deed Book 4405, page 762, Register's Office for Davidson County, Tennessee, and being in the Western boundary of the property conveyed to the United States Government and used as J. Percy Priest Lake Reservoir and proceeding as follows; With said line of the united States Government, S 04 deg. 8' West a distance of 575.07 feet to a United States Government monument; thence, along the North margin of an old railway, North 87 deg. 46' West, a distance of 189.74 feet to a point, said point being North 09 deg. 30' West, a distance of 27.1 feet from an existing iron pin set in the south margin of said old roadway; thence, leaving said roadway and with the Eastern boundary of the property conveyed to Paul R. Sullivan, et ux, by deed of record in Deed Book 5036, page 949, Register's Office for Davidson County, Tennessee, North 09 deg. 30' West, a distance of 517.05 feet to a point, said point being 107.S feet southerly from a fence corner post marking the Northeast corner of said Sullivan tract; thence, leaving the line of said Sullivan and with the line of Buford H. Wilson, North 79 deg. 56' East, a distance of 321,53 feet to the beginning.

Being the same property conveyed to George D. Talley and wife, Patricia M. Talley by deed from Andrew Williams and wife, Susan Williams of record in Book 9565, Page 811, said Register's Office.

The said George D. Talley having since died on or about October 5, 2017.

The said Patricia M. Talley have since died testate on or about March 15, 2022. Per Last Will and Testament of Patricia M. Talley and Order to Probate Will as Muniment of Title, Docket No. 22P-1194, in the First Circuit Court for Davidson County, Tennessee (by Interchange from Seventh Circuit Court), Rachel Denise Talley Pugh and Matthew Steven Talley are confirmed to be the only heirs-at-law of the said Patricia M. Talley.

Patricia M. Talley and Patricia Mae Talley being one in the same.
Rachel D. Pugh and Rachel Denise Talley Pugh being one in the same.
Matthew S. Talley and Matthew Steven Talley being one in the same.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3579 Couchville Pike, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of March, 2024.

Rachel Denise Talley Pugh

Matthew Steven Talley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Denise Talley Pugh and Matthew Steven Talley, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March, 2024.

Notary Public
My Commission Expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY