Karen Johnson Davidson County
Batch# 1121539 DEEDWARR
04/10/2024 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.03
20240410-0025591

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $331,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2024. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Y-BMR-24-3480	

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeremy Lyell	**Same as New Owner**	
(NAME) **1227 Maple Hill Rd.**	(NAME)	**150-09-0A-181.00-CO**
(ADDRESS) **Lebanon, TN 37087**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE JOHN D. COUCH, JR. REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY LYELL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Forest View Park, Section X, Phase I of record in Plat Book 7900, Page 356, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John D. Couch, Jr., unmarried by Warranty deed from Fox Ridge Homes, Inc., of record in Book 8853, page 896, Register's Office for Davidson County, Tennessee, dated January 28, 1993 and recorded on February 02, 1993.

Being the same property conveyed to The John D. Couch, Jr. Revocable Living Trust, through John D. Couch, Jr., Trustee, by Quitclaim deed from John D. Couch, Jr. of record in Instrument No. 20030324-0038360 Register's Office for Davidson County, Tennessee, dated March 18, 2003 and recorded on March 24, 2003.

The said John D Couch, Jr having since died on March 27, 2021. Barbara Brown and Dottie Watson having since been duly appointed as successor co-trustees of "The John D. Couch, Jr. Revocable Living Trust" pursuant to Order Naming Successor Co-Trustees in Docket No. 24P-218 in The Seventh Circuit Court for Davidson County, Tennessee Probate Division.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 356, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7075, Page 790, Book 7079, Page 472, Book 7235, Page 411, Book 7522, Page 905, Book 8550, Page 755 and Book 9029, Page 983, Register's Office for Davidson County, Tennessee.
- Easements set forth in the instrument recorded in Instrument No, 20020911-0110966 and instrument No. 20061122-0145185, Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space of record in Book 8794, Page 151, Register's Office for Davidson County,

Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3480 Calais Circle, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF APRIL, 2024.

The John D. Couch, Jr. Revocable Living Trust

BY: Dottie Watson
Dottie Watson
Successor Co-Trustee

BY: Barbara Brown
Barbara Brown
Successor Co-Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOTTIE WATSON, SUCCESSOR CO-TRUSTEE of THE JOHN D. COUCH, JR, REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal this the 10th of April, 2024.

William Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA BROWN, SUCCESSOR CO-TRUSTEE of THE JOHN D. COUCH, JR, REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal this the 10th of April, 2024.

William Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Stephanie Woodall, do hereby make oath that I am a licensed attorney and/or 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 04/10/2024 (date of document).

Stephanie Woodall

Affiant Signature

Date 04/10/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of April, 2024.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

