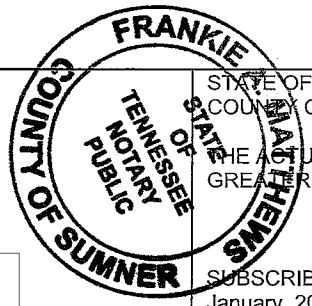
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$150,000.00~~

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of January, 2025 .

_____
Notary Public

My Commission Expires: 1-26-29

Karen Johnson Davidson County
Batch# 1231990 DEEDWARR
01/30/2025 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20250130-0007109

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
David Couch and Jere Couch	**NEW OWNERS**	010-00-0-066.00
2856 Ivey Point Road		
Goodlettsville TN 37072		

For and 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, I/we, Robert L. Sanders, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Couch and Jere Couch, 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:

A certain tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated September 11, 1984, by F. E. Head, Surveyor, No. 656, as follows, to—wit:

Beginning at a point in a gulley, same being at the easterly end of a small bridge, the easterly margin of Ivy Point Road, a corner with other land of Douglas Spencer, the southwest corner of this property; thence with the line of said Spencer as follows: N 48 degrees 45' E 178 feet to an iron pin in gulley; thence leaving gulley N 71 degrees E 305 feet to an iron pin; thence N 67 degrees 15' E 340 feet to an iron pin in fence line of Walter Knight; thence with line of said Knight and Willie Mae Field as follows: N 8 degrees 45' E 28 feet to a ash tree near the south bank of a branch; thence N 5 degrees 30' E 520 feet to an iron pin, a corner with Douglas Spencer; thence with line of said Spencer as follows: S 59 degrees W 192 feet to a point at the southerly edge of a road; thence along southerly edge of road as follows: S 44 degrees W 98 feet, S 50 degrees W 54 feet, S 35 degrees W 29 feet, S 20 degrees 45' W 182 feet, S 35 degrees 15' W 81 feet, S 42 degrees 30' W 50 feet, S 61 degrees 45' W 104 feet, S 61 degrees W 58 feet, S 46 degrees 30' W 90 feet, S 46 degrees W 100 feet and S 61 degrees W 206 feet to an iron pin in the easterly margin of afore Ivey Point Road; thence with margin of said Road, S 48 degrees E 118 feet to the beginning, containing 4.97 acres, more or less.

Being the same property conveyed to Robert L. Sanders and wife, Edith D. Sanders by Warranty Deed from Jesse A. Grubbs and wife, Peggy S. Grubbs, dated June 22, 1990 and filed for record in Book 8140, Page 261, Register's Office for Davidson County, Tennessee. Edith D. Sanders having since died October 5, 1994, leaving Robert L. Sanders as the surviving tenant.

This conveyance is subject to the following:

Acreage is for identification purposes only, exact acreage is not intended or insured.

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to Easement for the flow of water of any creeks, streams or rivers across/through or forming the boundary of property described herein and the rights of the public therein.

Subject to all easement rights of way, streets, roads, or railways affecting the land not shown in the public records which would be disclosed by an accurate survey of inspection of the land.

This is unimproved X improved property, known as 2864 Ivey Point Road, Goodlettsville, TN 37072

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 representatives, 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 my hand this 29th day of January, 2025.

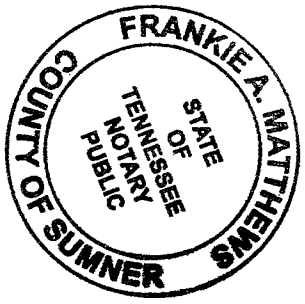
Robert L. Sanders

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 29th day of January, 2025, before me personally appeared Robert L. Sanders, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of January, 2025.

Notary Signature
My commission expires:
1-26-28



Certificate of Authenticity

I, Kathy Lee, 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 1/29/25.

Date

Affiant Signature

1/29/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 29th day of January, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON