NEW OWNER:
ASHTON T. DORIS
4201 CHESNEY GLEN DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-0308

Map & Parcel
087010A07300

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1260801 DEEDWARR
04/17/2025 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,311.65
20250417-0029431

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-Four Thousand Five Hundred and 00/100 Dollars ($354,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TYLER K. COTHRON, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **REBECCA A. WITHERSPOON, unmarried and ASHTON T. DORIS, unmarried** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in DAVIDSON County, Tennessee, being Lot No. 147 on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, 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 TYLER K. COTHRON, a single man, by Warranty Deed from Lauren Rogers, unmarried, dated January 24, 2020, and of record in Instrument No. 20200127-0009173, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **4201 CHESNEY GLEN DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 288, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, ALLISON ASARCH COTHRON, wife of the said TYLER K. COTHRON, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURE hereto this 16th day of April, 2025.

TYLER K. COTHRON

ALLISON ASARCH COTHRON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TYLER K. COTHRON and ALLISON ASARCH COTHRON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of April, 2025.

NOTARY PUBLIC

My commission expires: _____



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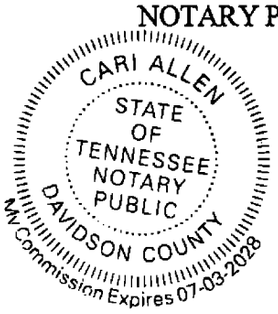
The actual consideration or value, whichever is greater, for this transfer is **$354,500.00.**

AFFIANT

Sworn to and subscribed to before me this 16th day of April, 2025.

NOTARY PUBLIC

My commission expires: 7-3-28



Certificate of Authenticity

I, Holly A. Mason, 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 April 16, 2025.

Affiant Signature

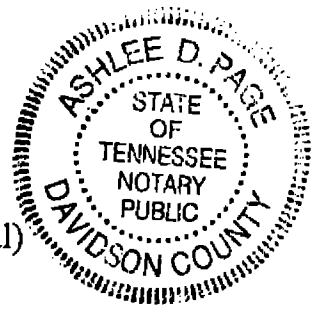
4/16/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of April, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026