Karen Johnson Davidson County
Batch# 1311668 DEEDQC
08/19/2025 10:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250819-0066175

This Instrument Prepared by:

Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of TN
County of Wilson

The actual consideration of $0.00.

Affiant

Subscribed and sworn to before me this 19 day of August, 2025.

Notary
Commission Expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Timothy O. Casey 3955 Couchville Pike Hermitage, TN 37606	NEW OWNER	Parcel 1: 138-079.00 Parcel 2: 138-080.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I/WE, **Timothy O. Casey**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Timothy O. Casey,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1: 138-079.00
Commonly known as: 3955 Couchville Pike, Hermitage, TN 37606

Land formerly in the first Civil District of Rutherford County, but now in the Fourth Civil District of Davidson County.

Beginning at a point in the Southern margin of Couchville Pike and the Northeast corner the easterly margin of real property owned Annie E. Bryant and extending N 07 degrees 38" E for 200 feet; thence S 47 degrees 35" E for 150.12 feet; thence N 23 degrees 28" E for 225 feet; thence S 54 degrees 36" E for 200 feet to the point of beginning.

Being the same property conveyed to Timothy O. Casey, a single person, by Warrnaty Deed from Margurette Rucker Robinson, a single person, dated August 7, 1987 and recorded in Book 7320, Page 724, said Register's Office.

Parcel 2: 138-080.00
Commonly known as: 3959 Couchville Pike, Hermitage, TN 37606

Land in the Second Civil District of Davidson County, Tennessee. The 13th Councilmanic District and described according to a survey of Dale and Associates, Job No. 89-110, dated September 5, 1989 and described as follows:

Being a certain parcel of land situated in Davidson County, Tennessee and being a portion of the Robert V. Haley property, and being more particularly described by metes and bounds as follows:

Beginning at a point in the center of Couchville Pike, said point being the Northeast corner of the Margurette Robinson property as described in Deed Book 5791, page 43, of the R.O.D.C., Tennessee;

Thence, with the center of Couchville Pike, S 62 15' 35" E, a distance of 156.58 feet to a point;
Thence, leaving the center of Couchville Pike, S 21 38' 54" W, a distance of 1105.02 feet to a point;
Thence, N 82 35' 25" W, a distance of 140.55 feet to a point;
Thence, N 02 35' 26" E, a distance of 375.44 feet to a point;
Thence, S 83 49' 53" E, a distance of 93.43 feet to a point;
Thence, N 09 10' 02" E, a distance of 382.67 feet to a point;
Thence, N 10 47' 16" E, a distance of 109.99 feet to a point;
Thence, N 06 55' 15" E, a distance of 126.63 feet to a point;
Thence S 47 45' 17" E, a distance of 150.12 feet to a point;
Thence, N 23 28' 57" E, a distance of 225.00 feet to the point of beginning, and containing 5.441 acres of land more or less.

Included but excluded from this conveyance in this description is a strip of land 25' wide for the right-of~way of Couchville Pike, and being more particularly described by metes and bounds as follows:

Beginning at a point in the center of Couchville Pike, said point being the Northeast corner of the Margurette Robinson property as described in Deed Book 5791, Page 43, of the R.O.D.C., Tennessee;
Thence with the center of Couchville Pike, S 62 15' 35" E, a distance of 156.58 feet to a point;
Thence leaving the center of Couchville Pike, S 21 38' 54" W, a distance of 25.14 feet to a point;
Thence N 62 15' 35" W, a distance of 157.39 feet to a point;

Thence N 23 28' 57" E, a distance of 25.07 feet to the point of beginning, and containing 0.090 acres of land, more or less.

Restrictive Covenants to run with the land.
1. No trailers, garage, barn or other buildings may be used as temporary or permanent living quarters. Single Wide Mobile Homes to be restricted to a period of no more than two years. Double Wides and modular are permissible.
2. No swine or commercial poultry may be kept on the property.
3. No storage of junk cars, storage of building materials or any other offensive or unsightly storage may be placed on said lots.

Being the same property conveyed to GRANTORS by Trustee's quitclaim of record in instrument number 2005021 1-0016153, R.O.D.C.

Being the same property conveyed to Timothy Owen Casey by Special Warranty Deed from George T. Reale, individually, Peter J. Reale, individually, Cumberland Trust & Investment Company, Successor Trustee of the Rose H. Reale Revocable Trust F/B/O John R. Reale and Cumberland Trust & Investment Company, Successor Trustee of the Rose H. Reale Revocable Trust F/B/O Margaret R. Reale, with said Deed dated September 27, 2005 and recorded on October 12, 2005 in Insturment No. 20051012-0123086, said Register's Office.

Subject to all matters of record.

The purpose of this deed is to combine two tract or parcels described herein into one parcel, so that only one tax parcel number identifies these properties which have common ownership.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 19 day of August, 2025.

Timothy O. Casey

State of TN)
County of Wilson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy O. Casey, 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 19 day of August, 2025.

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public
My Commission Expires: 3/7/26

Certificate of Authenticity

I, Joshua A. Terry, 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 8/19/2025.

Affiant Signature – Joshua A. Terry

8/19/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/19/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON