WARRANTY DEED

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Karen Johnson Davidson County
Batch# 1319847 DEEDWARR
09/08/2025 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250908-0071535

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of September, 2025 .

Notary Public

My Commission Expires: 4-22-29

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:
Hannah Salaverry and Ian Sundstrom	Legacy Home Loans, LLC DBA Steadfast Mortgage	029-00-0-227
6440 Alessio Rd	408 Tennessee 76	
Joelton, TN 37080	White House, TN 37188	

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, Jonathan James Wiley and Mara Wiley, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hannah Salaverry, an unmarried woman, and Ian Sundstrom, an unmarried man, as joint tenants with right of survivorship, 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:

The following described tract or parcel of land, to wit: Land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described as follows :

Tract I: Beginning at a pin on the East side of Alessio Road, said pin being on the North side of a 20 foot drive separating described property from Johny Aaron Elam property and belonging to Mrs. Bessie Colorigh; thence South 85 degrees East 182 feet to a pin at a point in the Western boundary of Mrs. Bessie Colorigh's property; thence North 0 degrees 30 minutes East with said line 275 feet to a pin in the Southeast side of a 20 foot drive separating described property from the Parkhurst property, alsc belonging to Mrs. Bessie Colorigh; thence North 88 degrees West 166 feet to a point in the East margin of Alessio Road; thence South 4 degrees West 266 feet to the point of beginning, containing 1.08 acres, more or less.

LESS AND EXCEPT those parts conveyed in Instrument No. 20190925-0097435 Register's office of Davidson County, Tennessee.

Tract II: Beginning at an existing iron rod having a Tennessee State Plane Coordinate of N: 710499.3368 and E: 1709454. 7887 and being located South 84 degrees 15 minutes 19 seconds East a distance of 169.23' from an existing iron rod (having a Tennessee State Plane Coordinate of N: 710516.3044, E: 1709286.3838) in the East margin of Alessio Road and being in the south line of Michael Tharrett (Instrument Number 201404010026767) and being the common corner of Dennis Taylor (Instrument Number 201512290130378); Thence with said Taylor south 04 degrees 52 minutes 13 seconds west a distance of 20.0 feet; Thence with the north line of Edward Colorigh (Book 3881, Page 603) North 84 degrees 15 minutes 19 seconds West a distance of 170.11 feet to the East margin of Alessio Road; Thence North 07 degrees 22 minutes 34 seconds East a distance of 20.01 feet to ar existing iron rod; Thence with the South line of said Tharrett South 84 degrees 15 minutes 19 seconds East a distance of 169.23 feet to an existing iron rod which is the point of beginning, having an area of 3631.2 square feet, 0.08 acres.

Being the same property conveyed to Jonathan James Wiley and Mara Wiley, husband and wife, from Terry Edward Colorigh,

individually and as Executor of Estate of Joan Marie Colorigh and Athena Rozanne Bogle, as Trustee for the Testamentary Trust of Timothy Wayne Colorigh and Theresa Marie Colorigh, created by the Will of Joan Marie Colorigh by Deed dated August 1, 2022 and as of record in Instrument No. 20220803-0088366, said Register's Office.

Power of Attorney of record in Instrument No. 202509080071534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

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

Ingress and egress easement and maintenance agreement of record in Instrument No. 20151229-0130374, said Register's Office.

This is unimproved X improved property, known as 6440 Alessio Rd, Joelton, TN 37080

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 5th day of September, 2025.

Jonathan James Wiley

Mara Wiley by Jonathan James Wiley, her Attorney-in-Fact

Mara Wiley by Jonathan James Wiley, her Attorney-In-Fact

JW

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 5th day of September, 2025, before me personally appeared Jonathan James Wiley, 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 5th day of September, 2025.

Notary Signature
My commission expires:
4-22-29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jonathan James Wiley as Attorney-in-Fact for Mara Wiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 5th day of September, 2025.

Notary Signature
My commission expires: 4-22-29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 9/5/25.

Affiant Signature

Date: 9/5/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 5th day of September, 2025.

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.