Karen Johnson Davidson County
Batch# 1327867 DEEDWARR
09/29/2025 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $10,138.00
20250929-0077336

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily Johnson Wakefield and Reid Samuel Wakefield, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrea Westman Couch and Michael Lance Couch, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Otter Creek Hills of record in Plat Book 2900, Pages 110 and 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Willshire Drive at the corner of Lots 9 and 10; thence Westerly with said Drive, around a slight curve, 189.3 feet to a monument; continuing Westerly with said Drive; 30 feet to another monument; thence around a curve in a Northeasterly direction, 39.3 feet to a monument in the Easterly margin of Priest Road; thence with said Road in a Northerly direction 232 feet to the corner of Lots Nos. 10 and 11; thence Westerly along the line of said lots, 308 feet to the corner of Lots 9 and 10; thence Southerly with the line of said lots, 269.5 feet to the beginning.

Being the same property conveyed to Emily Johnson Wakefield and Reid Samuel Wakefield, wife and husband by Warranty Deed from Brian Jason Ehrig and Sheetal Modi Ehrig, husband and wife of record in Instrument No. 20180419-0037015, Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 19, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5899 Willshire Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Michael Lance Couch **Andrea Westman Couch** **5899 Willshire Drive** **Nashville, TN 37215**	Same As New Owner	**144-16-0-028.00**

WITNESS THE EXECUTION HEREOF this 29th day of September, 2025.

Emily Johnson Wakefield **Reid Samuel Wakefield**

State of Tennessee)
County of Davidson)

On this 29th day of September, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Emily Johnson Wakefield and Reid Samuel Wakefield, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,740,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of September, 2025.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires NOV. 8, 2026

Notary Public

My Commission Expires:

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 29th day of September 2025

Robert L. Scruggs, Affiant 9.29.2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 29th day of September, 2025

Notary Signature

My Commission Expires: 7-2-2029

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2029