Karen Johnson Davidson County
Batch# 1371571 DEEDWARR
01/21/2026 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $407.00
20260121-0005097

WARRANTY DEED

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 07-07-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William R. Courtney and Theresa D. Smith	William R. Courtney and Theresa D. Smith	138-00-0-145.00
(NAME) 3965 Couchville Pike	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we James J Holmes and Robert E Holmes Jr. and Marie Therese Holmes and Emilie Holmes Von Gartzen and Michael A Holmes, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto William R. Courtney and Theresa D. Smith, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the center of Couchville Pike, said point being 156.58 feet more or less, along the center of Couchville Pike, East 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 degrees 15' 35" E, a distance of 90.00 feet to a point;

Thence, around a curve to the right, said curve having a central angle of 06 30' 27", a radius of 684.05 feet, a length of 77.69 feet, and a tangent of 38.89 feet to a point;

Thence, leaving the center of Couchville Pike, S 17 degrees 22' 53" W, a distance of 1024.21 feet to a point;

Thence, N 82 degrees 35' 25" W, a distance of 250.00 feet to a point;

Thence, N 21 degrees 38' 54" E, a distance of 1105.02 feet to the point of beginning, and containing 5.007 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 156.58 feet more or less, along the center of Couchville Pike, East 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 degrees 15' 35" E a distance of 90.00 feet to a point;

Thence, around a curve to the right, said curve having a central angle of 06 30' 27", a radius of 684.05 feet, a length of 77.69 feet, and a tangent of 38.99 feet to a point;

Thence, leaving the center of Couchville Pike, S 17 degrees 22' 53" E, a distance of 26.17 feet to a point;

Thence, around a curve to the left, said curve having a central angle of 07 degrees 10' 04", a radius of 659.05 feet, a length of 82.45 feet, and a tangent of 41.28 feet to a point;

Thence, N 62 degrees 15' 35" W, a distance of 87.33 feet to a point;

Thence, N 21 degrees 38' 54" E, a distance of 25.14 feet to the point of beginning, and containing 0.097 acres of land more or less.
Being part of the same property conveyed to Ross Reale, Rose H. Real, Robert E. Holmes, Mary Jo Holmes, Robert V. Hailey, Ann D. Hailey and Frances H. Lawrence. by Warranty Deed from Dave Hill and wife, Lucile Hill, dated 05/09/1973, of record in Book 4705, Page 633, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert V. Hailey and wife, Ann D. Hailey; Ross Veale and wife, Rose Reale; Frances Lawrence; Robert E. Holmes and wife, Jo Holmes by Warranty Deed from Paul Parkhurst and Robert Parkhurst, dated 12/01/1977, of record in Book 5228, Page 728, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances H. Lawrence by Quitclaim Deed from Robert V. Halley and wife, Ann D. Halley; Rose H. Reale Also Known as Rose Reale, an unmarried widow; Mary Jo Holmes Also Known as Jo Holmes, an unmarried widow; and Frances H. Lawrence Also Known as Frances Lawrence, unmarried, dated 10/04/1989, of record in Book 7953, Page 994, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert V. Halley and wife, Ann D. Halley; Rose H. Reale Also Known as Rose Reale, an unmarried widow; Mary Jo Holmes Also Known as Jo Holmes, an unmarried widow; and Frances H. Lawrence Also Known as Frances Lawrence, unmarried by Quitclaim Deed from Frances H. Lawrence, unmarried, dated 03/22/1990, of record in Book 8070, Page 63, Register's Office for Davidson County, Tennessee.
The said Ross Reale having since died leaving as his widow, Rose H. Reale also known as Rose Reale.
The said Robert E. Holmes having since died leaving as his widow, Mary Jo Holmes also known as Jo Holmes.

Being the same property conveyed to Mary Jo Holmes by Quitclaim Deed from Robert V. Halley and wife, Ann D. Halley; Rose H. Reale Also Known as Rose Reale, an unmarried widow; Mary Jo Holmes Also Known as Jo Holmes, an unmarried widow; and Frances H. Lawrence Also Known as Frances Lawrence, unmarried, dated 03/22/1990, of record in Book 8070, Page 139, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is Improved ☐ 3965 Couchville Pike, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of January, 2026.

James J Holmes

Robert E Holmes Jr by James J Holmes A I F
Robert E Holmes, Jr., by James J Holmes
as Attorney-in-Fact

Marie Therese Holmes by James J Holmes A I F
Marie Therese Holmes by James J Holmes
as Attorney-in-Fact

Emilie Holmes Von Gartzen by James J Holmes A I F
Emilie Holmes Von Gartzen by James J Holmes
as Attorney-in-Fact

Michael A Holmes by James J Holmes A I F
Michael A Holmes by James J Holmes
as Attorney-in-Fact

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James J Holmes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that pursuant to the Powers of Attorney of record in Instrument No. 202601210005095, in the Register's Office of Davidson County, Tennessee and Instrument No. 202601210005096, in the Register's Office of Davidson County, Tennessee, is authorized to execute this instrument as the free act and deed of Emilie Holmes Von Gartzen, Robert E Holmes, Jr., Marie Therese Holmes and Michael A Holmes this 15th day of January, 2026.

Notary Public:
My Commission Expires: 07-07-2027



RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

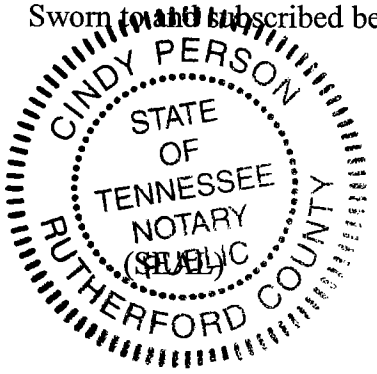
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-15-2026.

A R Steelman
Affiant Signature

1-20-2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 20 day of January, 2026.



Cindy Person
Notary Public

My Commission Expires: 4-19-2027

900