WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00
Karen Johnson Davidson County Batch# 1379212 DEEDWARR 02/11/2026 02:12:30 PM 3 pgs Fees: $18.00 Taxes: $2,312.50 20260211-0010765	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF February, 2026. Heidi Rae Berryhill Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aaron Coughlin and Hanna Atchley	Same as new owner	
(NAME)	(NAME)	
5741 Sterling Oaks Drive		172-05-0B-066.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GERALD P. SALTKILL, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON COUGHLIN AND HANNA ATCHLEY**, 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:

Land in Davidson County, Tennessee, being Lot No. 66, on the Plan of Sterling Oaks, Phase I, of record in Plat Book 8250, Page 998, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald P. Saltkill, a single man, by Warranty Deed from Justin M Balko and wife, Allison L Balko, of record in Instrument No. 20160616-0061041 Register's Office for Davidson County, Tennessee, dated June 14, 2016, and recorded on June 16, 2016. Gerald P. Saltkill married Hallie Louise Saltkill, and she joins in executing this deed, conveying any marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5741 Sterling Oaks Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2026-79

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 10 day of February, 2026

GERALD P. SALTKILL

HALLIE LOUISE SALTKILL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald P. Saltkill and Hallie Louise Saltkill, the bargainor, 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 this 10th day of February, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public

CH2026-79

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2-10-2026 (date of document).

Jennifer Pennell

2-10-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 2-10, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal