Karen Johnson Davidson County
Batch# 1402608 DEEDWARR
04/07/2026 12:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260407-0027900

WARRANTY DEED

Chrissy Henderson, Register
Cheatham County Tennessee

Rec #:	272983	Instrument #:	258902
Rec'd:	20.00	Recorded	
State:	962.00	3/26/2026 at 8:06 AM	
Clerk:	1.00	in Record Book	
Other:	4.00	655	
Total:	987.00	Pages 2399-2402	

STATE OF Tennessee
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 3/23/26.

NOTARY PUBLIC
MY COMMISSION EXPIRES 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
2540 Madison Street, Suite F
Clarksville, TN 37043
File # 3249-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brandon Coleman	SAME	053 036.01
5631 Higdon Road		
Joelton, TN 37080		

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,

Larry Desheles, a single man, and Hailey Decker, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Coleman, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Cheatham and Davidson Counties, Tennessee, and being described according to a survey by Tommy E. Walker, Registered Land Surveyor, Tennessee No. 1465, according to a survey dated 19 April, 1992, as follows, to-wit:

Beginning at a point in the centerline of Higdon Road, Joelton, Tennessee, being the Northeasterly corner of the same property conveyed to Jimmy E. Allen and wife, Brenda G. Allen, now Brenda G. Lovell, by Deed from Jerry Shively, Administrator of the Estate of Mabel Elizabeth Kittell, as shown of record in Book 6291, Page 86, Register's Office for Davidson County, Tennessee, and Book 227, Page 769, Register's Office for Cheatham County, Tennessee; thence along the centerline of Higdon Road, South 15 degrees 22 minutes 59 seconds West 50.93 feet to a point; thence continuing along the centerline of Higdon Road and with a curve to the left, having a radius of 1211.40 feet 125.80 feet to a point; thence leaving the centerline of Higdon Road, North 66 degrees 2 minutes 5 seconds West 1003.40 feet to a point; thence North 18 degrees 43 minutes 42 seconds East 298.13 feet to a point; thence South 83 degrees 41 minutes 35 seconds East 135.71 feet to a point; thence South 31 degrees 40 minutes 52 seconds East 168.00 feet to a point; thence South 33 degrees 40 minutes 52 seconds East 264 feet to a point; thence South 49 degrees 40 minutes 52 seconds East 80 feet to a point; thence North 40 degrees 30 minutes 12 seconds East 210.60 feet to a point; thence South 49 degrees 49 minutes 00 second East 385.04 feet to a point in the beginning.

Included with this conveyance is the 1999 Southern Energy EP-1395 manufactured home, VIN DSEAL13698AB, which has become and is affixed such that the manufactured housing unit is an improvement to and made part of the real property, and to which the certificate of title has been properly surrendered to the State of Tennessee (detitled) pursuant to TCA §55-3-128, on September 6, 2013.

Being the same property conveyed to Larry Desheles and Hailey Decker, by Warranty Deed from Penelope Pagani and Gregory Alan Pagani, Sr., wife and husband, dated 06/26/2019 and recorded on 08/19/2019 in Record Book 550, Page 2340, in the Register's Office for Cheatham County, Tennessee, and recorded on 08/21/2019 in Instrument Number 20190821-0084018, in the Register's Office for Davidson County, Tennessee.

This is property known as 5631 Higdon Road Joelton, TN 37080

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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), 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 on 3/23/26.

Larry Desheles

Hailey Decker

STATE OF TN
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Larry Desheles and Hailey Decker, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 3/23/26

NOTARY PUBLIC
My Commission Expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

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 3/23/26.

Affiant Signature – Joshua A. Terry

3/24/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/24/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27