

NOTICE

Williamson County Sheriff's Department

Circuit Court

Sheriff Sale

A Sheriff's Sale will be held on Tuesday, **November 28, 2023**, at 10:00 a.m. at the Williamson County Courthouse, Main Front Entrance, 135 4th Ave South Franklin, Tennessee 37064 - to satisfy judgments in the Circuit Court, Docket #2020-256, to wit:

---

Bob Lynch, Jr.

vs.

Docket No. 2020-256

Edith G. Couser

Bob Lynch, Jr., Judgment Creditor

---

**Property to be sold:**

App. 40.229 Acreage tract owned by **EDITH G. COUSER**, located at: 7265 Talley Hollow, Rd, Fairview, Williamson County, Tennessee 37062, and more particularly described as follows:

**"A 40.229 Ac. + tract or parcel of land in the 1st Civil District of Williamson Co Tenn. to be described according to a survey made by Stanford and Assoc. Inc., March 21, 1977 as follows: Beginning at a point in the centerline of Wilson Creek, said point being common to the Leroy Van Dyke property; thence with a line crossing Talley Hollow Rd. S 10 ° 25' 40" W 406.39 to a iron pin corner common to Sharpes' N.e. corner; thence with a line common to Sharpes N77 ° 16' 01" W 736.61 to a point in the centerline of the West branch of Wilson Creek thence along said creek 563 ° 52' 13" W 223.71' to a point; thence continuing along said creek S83 ° 53' 52" W 173.21' to a point thence S 58 ° 06' 14" W 57.57' to a point at an intersection of said creek and beginning of a hollow and branch; thence up said hollow with the following calls; N 27 ° 24' 40" W 206.46' to a point; thence N 35 ° 58' 30" W 368.88' to an X on a rock; thence N 18 ° 55' 19" W 294.85' to an iron pin corner at the forks of a hollow; thence with a line established by the Chancery court of Williamson Co., Tenn. (James R. Hedgecoth VS Finis S. Sharp, Jr & Wife Civil action #12837) with the following calls (N13 ° 30' W) corrected to N 10 ° 07' 58" W 627.00' to a point in the centerline of Talley Hollow Rd; thence (N 16 ° 30' W) corrected**

to N 13° 07' 20" W 561.00' to an iron pin corner; thence leaving lines established by Chancery court Williamson Co., Tenn. S 79 ° 18' 02" E 499.32' to an iron pin with a hollow and branch; thence along said hollow with the following calls S 52 ° 37' 20" E 376.80' to an iron pin corner; thence N 82 ° 26' 30" E 145.85' to an iron pin corner; thence S 42 ° 03' 36" E 54.91' to an iron pin; thence N 81 ° 25' 51" E 125.81' to an intersection of said hollow and branch Wilsons creek; thence along Wilson creek with the following calls; S 20 ° 30' 46" E 163.18' to a point thence S 41 ° 51' 55" E 154.40 to a point; thence S 9 ° 46' 21" E 405.60 to a point; thence S 27 ° 2' 13" E 484.29' to a point, thence S 55 ° 13' 33" E 178.49' to a point at the forks of the West branch of Wilson Creek and Wilson Creek; thence continuing with the Wilson creek S 83 ° 13' 04" E 214.80' to the point of beginning and containing 43.819 + Including by excluding 3.590 Acres more or less shown on said Survey as a 2.464 cares tract and 1.123 acre tract."

**NOTE: BEARINGS SHOWN THUS (N 13 ° 30' W) CORRECTED TO N 10 ° 07' 58" W 627.00' and (N 16 ° 30" W) CORRECTED TO N 13 ° 07' 20" W 561.0' ARE THE SAME LINES ESTABLISHED BY CHANCERY COURT OF WILLIAMSON CO., TENN. CIVIL ACTION #12837**

**Being the same property conveyed to Terrell W. Couser and Wife Edith G. Couser by Warranty Deed from Sammy G. Neely, Jim Allen, and Bobby Allen, in Book 286, Page 436, Register's Office for Williamson County.**

**The tract of land has a home on it that is currently occupied. A minimum bid will be set.**

**Terms: To Highest Bidder for Cash**

**Sold : "As is"**

**Sold Subject to Statutory Right of Redemption under T.C.A. § 66-8-102**

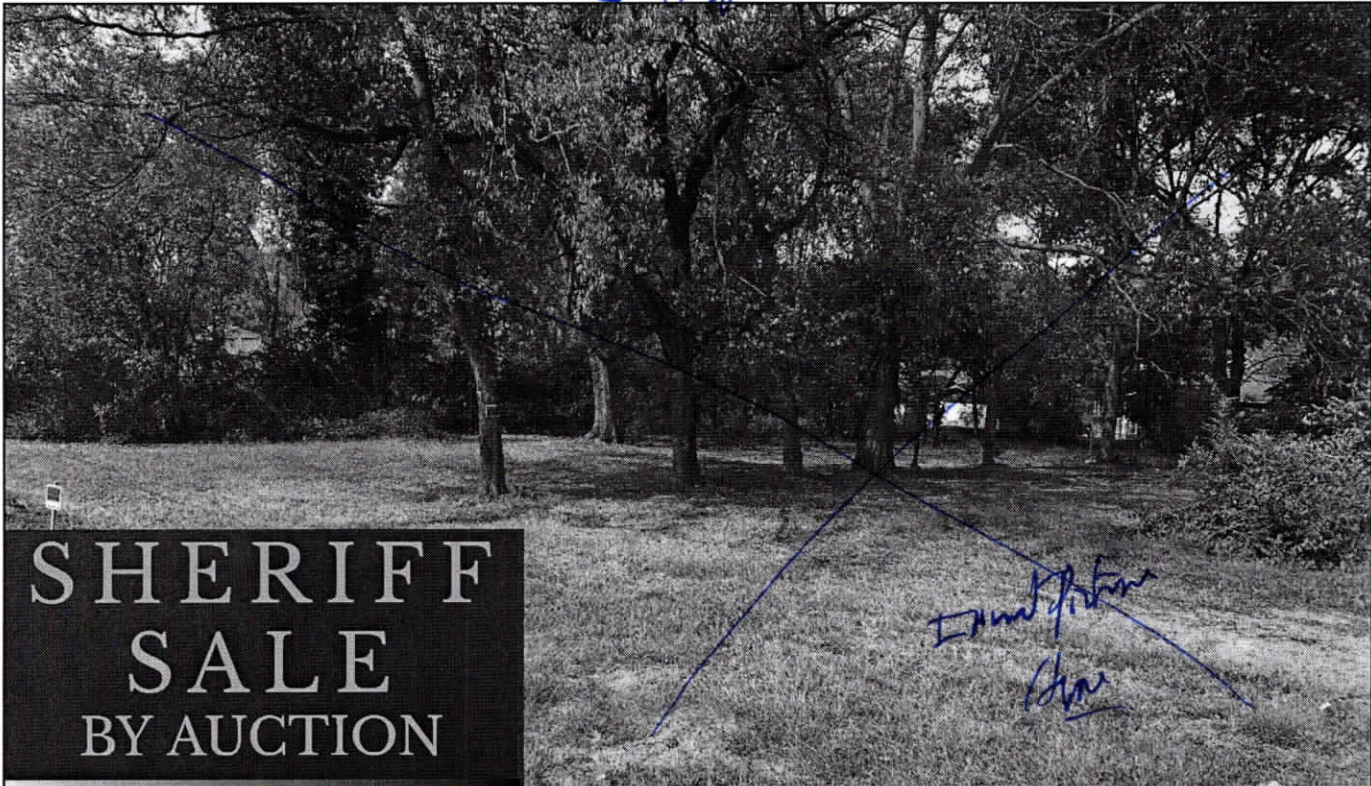
**Sheriff's Deed At Closing**

**Dusty Rhoades, Sheriff  
Williamson County Sheriff**

**Published: October 26, and November 2, 9, 2023**

**Williamson Herald and  
Tennessean**

Sample



# SHERIFF SALE BY AUCTION

Friday, November 29

10:00 a.m.

Davidson County  
Historic Courthouse  
Main Front Entrance

Terms: To Highest Bidder for Cash

Sold: "As Is"

Sold Subject to Statutory Right of  
Redemption under T.C.A. 66-8-102

Sheriff's Deed at Closing



**AUCTIONEER:**  
**TODD DAVIDSON 931-205-3294**



REFERRED BY:  
Sammie O'Connell, Nashville Realty Group  
& AMIE LEE MARKS, PARKS

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

**615-896-4600**

TOLL FREE 1.877.465.4600

[www.parksauction.com](http://www.parksauction.com)



**PARKS  
AUCTION**  
CO. LLC FIRM 3984