



Thursday, November 02, 2023

LOCATION

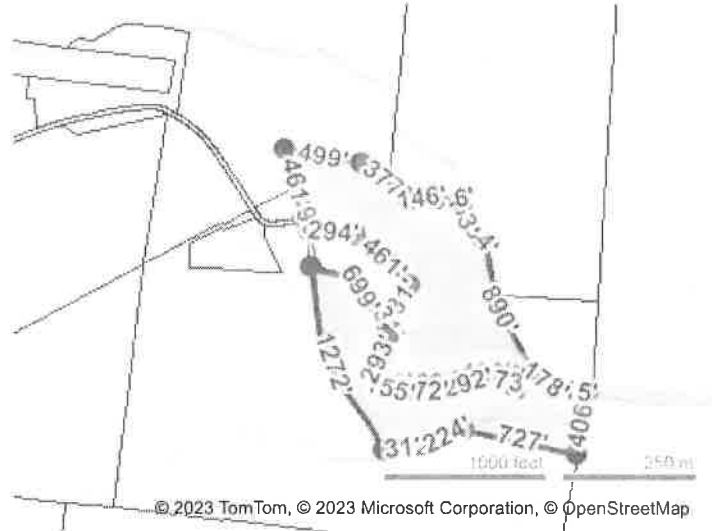
Property Address	7265 Talley Hollow Rd Fairview, TN 37062-9162
Subdivision	
County	Williamson County, TN

PROPERTY SUMMARY

Property Type	Forest
Land Use	Forest
Improvement Type	Single Family
Square Feet	2726

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	041 050.00 000
Special Int	000
Alternate Parcel ID	
Land Map	041
District/Ward	Unincorporated
2020 Census Trct/Blk	505.02/1
Assessor Roll Year	2023



CURRENT OWNER

Name	Couser Edith G
Mailing Address	7414 Liberty Rd Fairview, TN 37062-8318

SCHOOL ZONE INFORMATION

Westwood Elementary School	2.9 mi
Elementary: Pre K to 5	Distance
Fairview Middle School	4.4 mi
Middle: 6 to 8	Distance
Fairview High School	4.7 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/10/2023

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/31/2013		Couser Edith G	Couser Terrell W			
4/18/1977		Couser Terrell W & Etux Edith G				286/436
1/1/1977	\$27,000			Non-Qualfd Warranty Deed Sale		283/668

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2022	Assessment Year	2022		
Appraised Land	\$70,800	Assessed Land	\$17,700	Williamson	1.88
Appraised Improvements	\$215,400	Assessed Improvements	\$53,850		
Total Tax Appraisal	\$286,200	Total Assessment	\$71,550		
Appraised Land Market	\$505,000	Exempt Amount			
Total Appraised Market	\$720,400	Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2022		\$1,345.14	\$0	\$1,345.14
2021		\$1,345.14	\$0	\$1,345.14
2020		\$1,466.31	\$0	\$1,466.31

Year	Value	Value	Value
2019	\$1,466.31	\$0	\$1,466.31
2018	\$1,420.08	\$0	\$1,420.08
2017	\$1,420.08	\$0	\$1,420.08
2016	\$1,420.08	\$0	\$1,420.08
2015	\$1,292.45	\$0	\$1,292.45
2014	\$1,292.45	\$0	\$1,292.45
2013	\$1,292.45	\$0	\$1,292.45

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	Condition	Average	Units	
Year Built	1990	Effective Year	1990	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	2,726				
Building Square Feet (Living Space)		Building Square Feet (Other)			
		Basement (unfinished)	2,930		
		Attached Garage	900		

- CONSTRUCTION

Quality		Roof Framing	
Shape		Roof Cover Deck	Asphalt Shingles
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	Central
Exterior Wall		Heat Type	Central
Structural Framing		Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	11

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Misc	240	1990	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Forest	Lot Dimensions	
Block/Lot		Lot Square Feet	1,751,976
Latitude/Longitude	35.988486°/-87.073334°	Acreage	40.22
Type	Land Use	Units	Tax Assessor Value
Tillable Land		1.0000	\$40,200
		39.2200	\$464,800

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1

Zoning Code Rural Preservation - 5 **Special School District 2**
Owner Type
LEGAL DESCRIPTION
Subdivision **Plat Book/Page**
Block/Lot **District/Ward** Unincorporated
Description

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Xfinity	CABLE	No	1200 Mbps	
Starlink	SATELLITE	No	100 Mbps	
Viasat	SATELLITE	No	100 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47187C0152F	09/29/2006

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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 acres 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**