This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 935570 **DEEDWARR**
10/31/2022 09:38:45 AM 5 pgs
Fees: $28.00 Taxes: $92.50

20221031-0117154

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 28 day of October, 2022.

Notary Public
My commission expires: 09/07/26

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
ROBERT JOHN NITSCHE	NEW OWNER	Part of Map 31Parcel 8
5014 TRANHAM ROAD		Part of Map 31 Parcel 82
WHITES CREEK, TN 37189		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan Scott Thomas, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **Robert John Nitsche and wife, Arlene Manzano Nitsche,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Exhibit "A"

This property is unimproved property known as Tract 1 on the Boundary Survey and Division for Alan Scott Thomas dated September 23, 2022 as shown on **Exhibit "B"** attached hereto and incorporated herein by reference.

This conveyance is further 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, and (5) other matters of public record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of October, 2022.

Alan Scott Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alan Scott Thomas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee this 28 day of October, 2022.

Notary Public

My Commission expires: September 7, 2026

BRIAN PAIVE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
SEAL

Exhibit "A"

Being a tract of Land as shown on property map 31, Assessor's Office and lying wholly within the 3rd Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee. Bounded in general by Tranham Road on the West; Antonio Turner, Robert John Nitsche and a Second Antonio Turner property on the North; David Bowden and Ben S. Jumper on the East; Maggie Gooch and Alan Scott Thomas remainder on the South, more particularly as follows:

Beginning at an Iron Pin Set (N 715732.08 E 1722276.81) on the East side of Tranham Road (Located N51 degrees 34 minutes 00 seconds E 5.61' from an existing Iron Rod) and being the Southwest Corner of Antonio Turner (Ref. Instrument #20180810 Page 78958 R.O.D.C.- property map 31 parcel 117) thence with Turner's South line N51 degrees 35 minutes 53 seconds E 711.87' to an existing Iron Pin, a Westerly Corner of Robert John Nitsche (Ref. Deed Book 10194 Page 520 R.O.D.C.- property map 31 parcel 145); thence with Nitsche's West and South lines S46 degrees 17 minutes 10 seconds E 112.42 feet to an existing Iron Pin; Thence N80 degrees 34 minutes 17 seconds E 681.84 feet to an existing Iron Pin at a 24 inch Oak; thence N43 degrees 33 minutes 28 seconds E 119.09 feet to an existing Iron Pin at a 20 inch Oak; thence N18 degrees 50 minutes 45 seconds E 168.07 feet to an existing Iron Pin, the Southwest Corner of Antonio C. Turner Second Tract (Ref. Deed Book 10627 Page 392 R.O.D.C.- Property map 30 parcel 11); thence with Turner's South line N61 degrees 12 minutes 32 seconds E 210.51 feet to an existing Iron Pin in the West line of David Bowden (Ref. Instrument #20210422 Page 54081 R.O.D.C.- Property map 23 parcel 29); thence with Bowden's West line S10 degrees 49 minutes 24 seconds E 229.96 feet to an existing Iron Pin; thence S10 degrees 53 minutes 28 seconds E 49.92 feet to an existing Iron Pin. The Northwest Corner of Ben S. Jumper (Ref. Instrument #20171012 Page 104662 R.O.D.C.- Property map 31 parcel 29); thence with Jumper's West lines S09 degrees 36 minutes 42 seconds E 176.99 feet to an existing Iron Pin; thence S43 degrees 02 minutes 05 seconds E 86.55 feet to an existing Iron Pin, the Northeast Corner of Maggie Gooch (Ref. Deed Book 5176 Page 87 R.O.D.C.- Property map 31 parcel 103); thence with Gooch's North line S66 degrees 08 minutes 32 seconds W 338.23 feet to an Iron Pin set; thence severing the Alan Scott Thomas Property with 5 new lines N24 degrees 41 minutes 30 seconds W 390.30 feet to an Iron Pin set; thence S80 degrees 34 minutes 17 seconds W 689.34 feet to an Iron Pin set; thence N46 degrees 17 minutes 10 seconds W 106.86 feet to an Iron Pin set; thence S51 degrees 35 minutes 53 seconds W 491.32 feet to an Iron Pin set; thence S35 degrees 34 minutes 39 seconds W 239.86 feet to an Iron Pin set on the East Side of Tranham Road; thence with Tranham Road N18 degrees 38 minutes 17 seconds W 62.43 feet to an existing Iron Pin; thence with a curve to the left having the following characteristics:

Delta- 02 degrees 42 seconds 37 minutes; Radius=537.55'; Arc=25.43'; Chord=N20 degrees 15 minutes 23 seconds W 25.43 feet to the point of Beginning containing 5.02 Acres, more or less, according to a survey by Randolph L. Chapdelaine R.L.S.# 1444, 7376 Walker Road, Fairview, Tennessee 37062 and Dated September 23, 2022.

In favor of and subject to the above tract is a 30' Ingress-Egress easement as recorded in Deed Book 10194 Page 520 R.O.D.C.

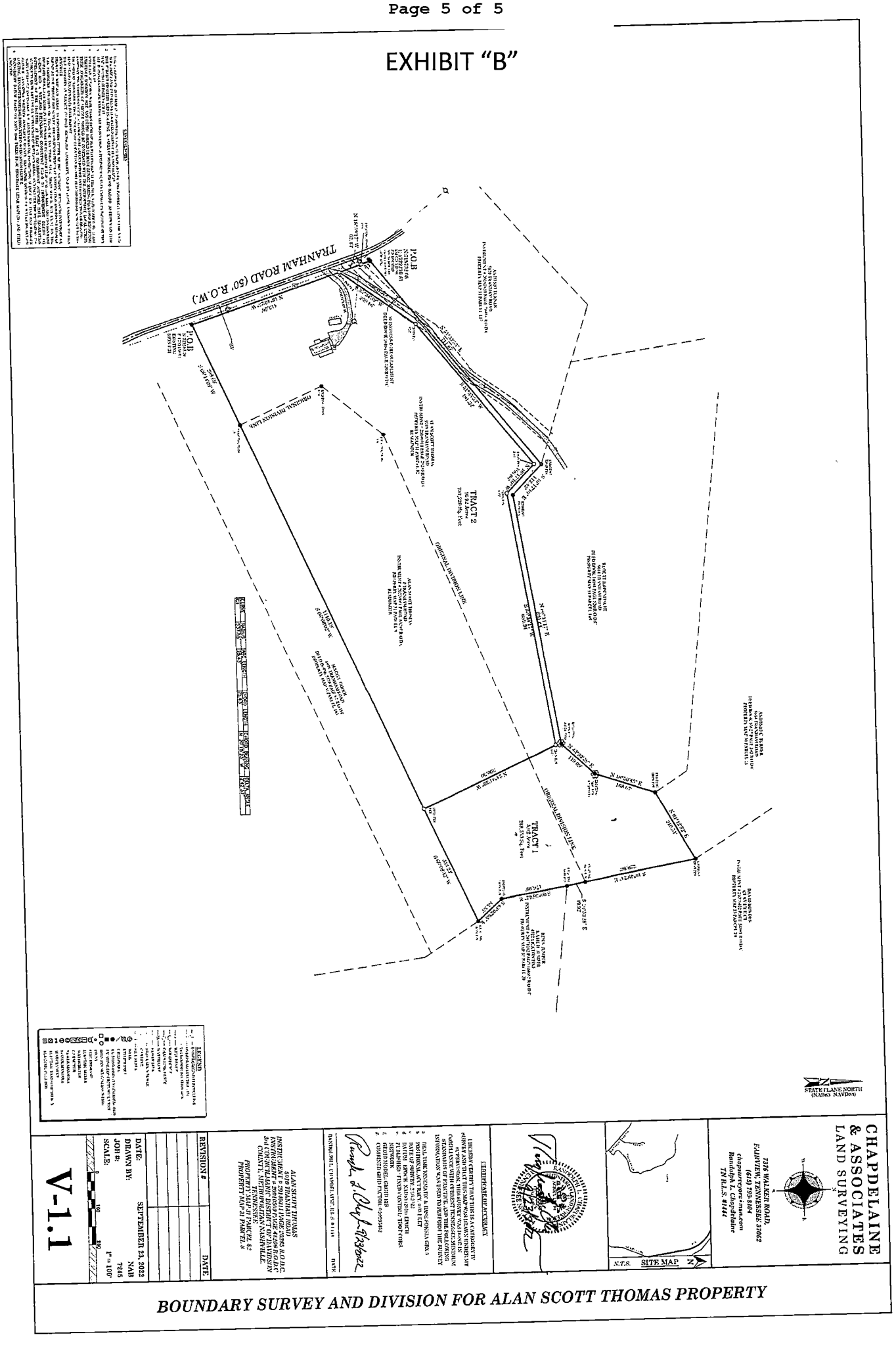
Being a portion of the same property conveyed to Alan Scott Thomas, unmarried, by Warranty Deed from David Atwood Plummer, individually, and Sandra Emerson and Deborah Plummer, comprising all of the heirs at law of Edward Bernard Plummer, deceased, of record in Instrument No. 20220601-0063297, in the Register's Office for Davidson County, Tennessee, dated May 26, 2022, and recorded on June 01, 2022.

Being the same property conveyed to David Atwood Plummer and Edward Bernard Plummer, as tenants in common with right of survivorship, by Quit Claim Deed from James Paul Plummer, Ralph Darwin Plummer, and Charles Lamar Plummer, of record in Instrument No. 20010509-0048206, in the Register's Office for Davidson County, Tennessee, dated April 24, 2001, and recorded on May 9, 2001. The said Edward Bernard Plummer died on December 08, 2011. And Affidavit as to Heirs document recorded in Instrument Nos. 20220601-0063293 and 20220601-0063294.

Being the same property conveyed to James Paul Plummer, Ralph Darwin Plummer, David Atwood Plummer, Charles Lamar Plummer and Edward Bernard Plummer, a tenancy-in-common ownership, by Quit Claim Deed from Sadie Mai Plummer, of record in Book 10078, Page 361, in the Register's Office for Davidson County, Tennessee, dated May 28, 1996, and recorded on June 6, 1996. The said James Paul Plummer died on 1991.

Being the same property conveyed to J. P. Plummer and wife, Sadie Mai Plummer, by Warranty Deed from Mary A. Stull, of record in Book 4320, Page 478, in the Register's Office for Davidson County, Tennessee, dated March 26, 1969, and recorded on March 26, 1969.

EXHIBIT "B"


TRANHAM ROAD (60' R.O.W.)
P.O.B.
TRACT 2
16.92 Acres
737,220 Sq. Feet
TRACT 1
3.92 Acres
170,855 Sq. Feet
ORIGINAL DIVISION LINE
NEW DIVISION LINE
CHAPDELAINE & ASSOCIATES
LAND SURVEYING
7326 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com
Randolph L. Chapdelaine
TN R.L.S. #1144
SITE MAP
N.T.S.
LEGEND
STATE PLANE NORTH (NAD83 NAVD88)
ALAN SCOTT THOMAS
6010 TRANHAM ROAD
INSTR.: MEMT # 20110811 PAGE: 2026, R.O.M.C.
INSTR.: MEMT # 20110811 PAGE: 2026, R.O.M.C.
3rd CIVIL DISTRICT OF DAVIDSON
COUNTY, METROPOLITAN NASHVILLE,
TENNESSEE
PROPERTY MAP 31 PARCEL 8
PROPERTY MAP 31 PART EL 8
REVISION #
DATE
DATE: SEPTEMBER 23, 2022
DRAWN BY: NAB
JOB #: 7245
SCALE: 1" = 100'
V-1.1
BOUNDARY SURVEY AND DIVISION FOR ALAN SCOTT THOMAS PROPERTY