Karen Johnson Davidson County
Batch# 951763 DEEDQC
12/15/2022 09:46:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221215-0129770

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 13 day of December, 2022.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Alan Scott Thomas | Owner | Part Map 31 Parcel 8 |
| 5010 Tranham Road | | Part Map 31 Parcel 82 |
| Whites Creek, TN 37189 | | |

**QUITCLAIM DEED**

**The purpose of this instrument is to combine two previous parcels into one legal description and one map and parcel number.**

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **ALAN SCOTT THOMAS, unmarried,** hereinafter the Grantor, by these presents, do hereby quitclaim and convey to **ALAN SCOTT THOMAS, unmarried,** his title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

**See Exhibit "A"**

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

This improved property 5010 Tranham Road, Whites Creek, TN 37189.

Witness my hand this 13 day of December, 2022.

**ALAN SCOTT THOMAS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

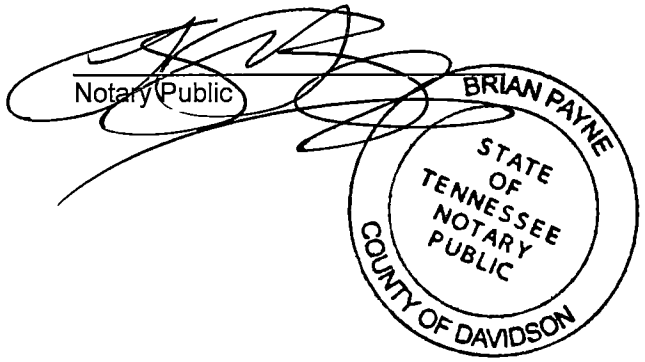
Personally appeared before me, the undersigned, a notary public in and for said county

and state, the within named **ALAN SCOTT THOMAS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of December, 2022.

Notary Public

My commission expires: September 7, 2026



# 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; ALAN SCOTT THOMAS' 5.02 ACRES ON THE NORTH AND EAST; MAGGIE GOOCH ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (N 715257.19 E 1722438.01) ON THE EAST SIDE OF TRANHAM ROAD, (25' FROM THE CENTER) BEING THE NORTHWEST CORNER OF MAGGIE GOOCH (REF. DEED BOOK 5176 PAGE 87 R.O.D.C.- PROPERTY MAP 31 PARCEL 103), THENCE WITH THE EAST SIDE OF TRANHAM ROAD N18°40'25"W 413.66' TO AN IRON PIN SET, THE SOUTHWEST CORNER OF ALAN SCOTT THOMAS' 5.02 ACRES; THENCE WITH THE SOUTH AND WEST LINES OF SAID 5.02 ACRE TRACT, N35°34'39"E 239.86' TO AN IRON PIN SET; THENCE N51°35'53"E 491.32' TO AN IRON PIN SET; THENCE S46°17'10"E 106.86' TO AN IRON PIN SET; THENCE N80°34'17"E 689.34' TO AN IRON PIN SET; THENCE S24°41'30"E 390.30' TO AN IRON PIN SET IN THE NORTH LINE OF THE AFOREMENTIONED MAGGIE GOOCH; THENCE WITH GOOCH'S NORTH LINE S66°08'02"W 1140.19' TO AN EXISTING IRON PIN; THENCE S66°14'09"W 298.69' TO THE POINT OF BEGINNING, CONTAINING 16.92 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.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO ALAN SCOTT THOMAS, UNMARRIED FROM DAVID ATWOOD PLUMMER, INDIVIDUALLY, AND SANDRA EMERSON AND DEBORAH PLUMMER, COMPRISING ALL THE HEIRS IN LAW OF EDWARD BERNARD PLUMMER, DECEASED, AS RECORDED IN INSTRUMENT 20220601-0063297 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

TOGETHER WITH A PORTION OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO ALAN SCOTT THOMAS, A SINGLE MAN, FROM BIHN PHAN, UNMARRIED, SIGNED ON FEBRUARY 25, 2014 AND RECORDED IN INSTRUMENT # 20140311-0020285 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, 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. , TENNESSEE.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.