Karen Johnson Davidson County
Batch# 1056833 DEEDQC
10/03/2023 01:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231003-0077753

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, October 3, 2023.

Notary Public

My Commission Expires:

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
M. COMM. EXPIRES 09/19/2027

New Owner Address:
William Peter Ponder Thurmond, Sr., Co-Trustee
7515 Old Charlotte Pike
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
080-00-0-063.00

QUITCLAIM DEED

Peter P. Thurmond, Trustee of the Thurmond Family Properties Trust ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **William Peter Ponder Thurmond, Sr. and Tracie Alayne Thurmond, Co-Trustees of the Thurmond Family Trust, dated October 3, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **October 3, 2023**.

Peter P. Thurmond, Trustee of the Thurmond Family Properties Trust

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Peter P. Thurmond, Trustee of the Thurmond Family Properties Trust**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 3, 2023.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

EXHIBIT A

LAND in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 9 and Lot No. 10 on the Plan of LaRoche Industrial Park of record in Book 7900, page 128, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lots.

Being the same property conveyed to Peter P. Thurmond, Trustee of Thurmond Family Properties Trust, by Elite Trailer Sales & Service, Inc., a Tennessee corporation, by deed of record in Instrument No. 20150127-0007659 Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1800 Linder Industrial Drive, Nashville, TN 37209.

This conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises including but not limited to: (1) All matters appearing on the Plat of record in Plat Book 7900, page 128, (2) 20 foot easement of record in Book 3707, page 98 and Book 4773", page 3 (as to Lot 10), (3) Easement of record in Book 2486, page 598, (4) Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 5487, page 280, (5) Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County Dept. of Water and Sewerage Services of record in Book 8486, page 397 and Book 8486, page 410, and (6) Restrictive Covenants of record in Book 9817, page 575, all in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 October 3, 2023.

Affiant Signature

10/3/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, October 3, 2023.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027