Karen Johnson Davidson County
Batch# 1069361 DEEDQC
11/07/2023 02:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231107-0087147

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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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, November 7, 2023.

Notary Public

My Commission Expires: _____

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

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

Send Tax Bills To:
Same

Map-Parcel Number:
114 00 0 339.00

QUITCLAIM DEED

Peter Thurmond (a/k/a William Peter Ponder Thurmond, Sr.) **and wife, Tracie A. Thurmond** (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim 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, **November 7, 2023**.

Peter Thurmond

Tracie A. Thurmond

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Peter Thurmond and Tracie A. Thurmond**, 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, November 7, 2023.

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 Davidson County, Tennessee, being more particularly described as follows:

Deed Description 7515 Old Charlotte Pike:

Beginning at a point in Overall Creek in the south right of way of Old Charlotte Pike. Said point being the northwest comer of the Westchase Section 8 property as described in instrument 200711090132493 RODC, and the northeast comer of the Donald W Thurmond property as described in instrument 200612210157515 RODC.

Thence, with the creek, South 42 degrees 35 minutes 05 seconds West, 121.19 feet to a point,

Thence, with the creek, South 23 degrees 04 minutes 27 seconds West, 238. 71 feet to a point,

Thence, with the creek, South 32 degrees 46 minutes 31 seconds West, 50.41 feet to a point,

Thence, with the creek, South 05 degrees 06 minutes 55 seconds West, 214.49 feet to a point,

Thence, with the creek, South 53 degrees 47 minutes 12 seconds West, 95.65 feet to a point,

Thence, with the creek, South 28 degrees 04 minutes 01 seconds West, 67.52 feet to a point,

Thence, with the creek, South 09 degrees 43 minutes 59 seconds West, 157. 54 feet to a point,

Thence, with the creek, South 02 degrees 56 minutes 34 seconds West, 206.38 feet to a point,

Thence, with the creek, South 41 degrees 12 minutes 25 seconds East, 123.63 feet toa point,

Thence, with the creek, South 48 degrees 43 minutes 30 seconds East, 85.74 feet to a point,

Thence, with the creek, South 38 degrees 26 minutes 24 seconds East, 54.68 feet to a point,

Thence, with the creek, South 22 degrees 32 minutes 31 seconds West, 61.99 feet to a point,

Thence, leaving the creek, with a new line, North 87 degrees 59 minutes 32 seconds West, 235.85 feet to an iron rod set,

Thence, with a new line, North 02 degrees 00 minutes 28 seconds East, 1,004.60 feet to an iron rod,

Thence North 86 degrees 29 minutes 22 seconds East, 14.00 feet to a point,

Thence North 02 degrees 00 minutes 28 seconds East, 126.31 feet to a point,

Thence South 87 degrees 59 minutes 32 seconds East, 14.00 feet to a point,

Thence North 02 degrees 00 minutes 28 seconds East, 61.15 feet to a point in the South right-of-way of Old Charlotte Pike,

Thence, with said right of way, North 77 degrees 13 minutes 42 seconds East, 416.26 feet to the point of beginning and containing 219,680 square feet or 5.043 acres according to the survey prepared by Delle Land Surveying Company, Inc., 408 Nesbitt Lane, Madison, Tennessee, 37115, Phone 615-865-4242, Fax 865-2714.

Together with:

Deed Description of 20' Ingress/Egress Easement Thurmond Property:

Beginning at a point in the northwest comer of the 5 acre Thurmond tract, South 02 degrees 00 minutes 28 seconds West, a distance of 248.25 feet to the true point of beginning of a 20' Ingress/Egress Easement described hereon;

Thence South 60 degrees 30 minutes 41 seconds East, a distance of 96.06 feet to a point;

Thence South 28 degrees 05 minutes 10 seconds East, a distance of 46.96 feet to a point;

Thence South 18 degrees 42 minutes 37 seconds West, a distance of 44.57 feet to a point;

Thence North 73 degrees 49 minutes 11 seconds West, a distance of 98.97 feet to a point;

Thence North 02 degrees 00 minutes 28 seconds East, a distance of 20.63 feet to a point;

Thence South 73 degrees 49 minutes 11 seconds East, a distance of 84.88 feet to a point;

Thence North 28 degrees 05 minutes 10 seconds West, a distance of 32.49 feet to a point;

Thence North 60 degrees 30 minutes 41 seconds West, a distance of 79.84 feet to a point;

Thence North 02 degrees 00 minutes 28 seconds East, a distance of 22.54 feet to the true point of beginning and containing 5,006 square feet or 0.115 acres of land, more or less, according to the survey prepared by Delle Land Surveying Company, Inc., 408 Nesbitt Lane, Madison, Tennessee, 37115, Phone 615-865-4242, Fax 865-2714.

Being the same property conveyed to Peter Thurmond and wife, Tracie A. Thurmond, from Donald W. Thurmond and wife, Martha P. Thurmond, by deed of record in Instrument No. 20080929-0098468 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 7515 Old Charlotte Pike, Nashville, TN 37205.

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 November 7, 2023.

Affiant Signature

11/7/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 7, 2023.

Courtney M. Hall
Notary Public

My Commission Expires: _____

