Karen Johnson Davidson County
Batch # 1104235 DEEDWARR
02/23/2024 01:12:47 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20240223-0012553

This instrument prepared by:
JENNIFER NOE
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Stuart Fisher, Executor of the Estate of Thomas Wayne Hess

TO: NEW OWNER
RONALD M. THRONEBERRY
500 Achievement Dr
Nashville, TN. 37209
SEND TAX BILLS TO: SAME

MAP & PARCEL:
101-00-0-095.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Stuart Fisher, Executor of the Estate of Thomas Wayne Hess, Grantor herein; has bargained and sold and by these presents do convey unto Ronald M. Throneberry, Grantee herein, his heirs, successors and assigns, a one half interest in the following described property:

The land is described as follows:

Being a tract of land in the Thirty Fifth Council District of Davidson County, Tennessee and being bound on the north by Tract 1 (property of Gary Hess, Instrument No. 20220929-0107482, Register's Office for Davidson County, Tennessee); being bound on the east by the westerly right of way of River Road Pike; being bound on the south by Harpeth Valley Utility District (Instrument No. 201508120-0809259987, RODCTN) and also by Stansel (Instrument No. 20100518-0038288, RODCTN) and also by Nichols (Instrument No. 20200616-0062135, RODCTN); being bound on the west by the easterly right of way of Gower Road and being more particularly described as follows:

Beginning at an iron pin set in the easterly right of way of Gower Road, said point being South 55 degrees 44 minutes 47 seconds West a distance of 464.59 feet from the southwesterly corner of Heim (Instrument No. 20170912-0093345, RODCTN), also being the northwesterly corner of said Tract 1; thence with the southerly line of said Tract 1, South 57 degrees 08 minutes 45 seconds East a distance of 799.36 feet to an iron pin set in the westerly right of way of River Road Pike; thence with the westerly right of way of River Road Pike with a curve turning to the left with an arc length of 168.94 feet, with a radius of 1413.69 feet', with a chord bearing of South 06 degrees 25 minutes 14 seconds East, with a chord length of 168.84 feet, to an iron pin set in said right of way, set pin also being the northeasterly corner of Harpeth Valley Utility District; thence with Harpeth Valley Utility District's northerly line South 80 degrees 00 minutes 33 seconds West a distance of 276.57 feet to an iron pin set in the northerly line of Stansel; thence with Stansel North 53 degrees 42 minutes 27 seconds West a distance of 328.83 feet to an iron pin found, said point being the northeasterly corner of Nichols; thence with Nichols North 53 degrees 30 minutes 03 seconds West a distance of 416.21 feet to a concrete monument, found in the easterly right of way of Gower Road; thence with Gower Road the following two calls; North 37 degrees 29 minutes 44 seconds East a distance of 58.96 feet to a point; thence with a curve turning to the right with an arc length of 216.99 feet, with a radius of 1308.20 feet, with a chord bearing of North 42 degrees 14 minutes 50 seconds East, with a chord length of 216.74 feet back to the point of beginning and having an area of 5.83 acres (254,136 square feet) more or less, according to survey of Thomas Crow, R.L.S. 2758, Crow Land Surveying, 210 Old Hickory Blvd., Unit 17, Nashville, TN 37221, dated July 14, 2022 and corrected on August 16, 2022.

Being a portion of the same property conveyed to JOHN W. HESS AND LAWRENCE N. STEVENS, by deed from JOSEPHINE SULLIVAN MCGILL AND HUSBAND, FRED MCGILL, JR., of record in Book 2094, page 417, dated September 16, 1952, said Register's Office.

JOHN W. HESS died intestate on or about July 12, 1965, leaving THOMAS WAYNE HESS AND GARY LEE HESS as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20240209-0009231, said Register's Office.

LAWRENCE N. STEVENS died intestate on or about September 10, 1975, leaving ALMA STEVENS HAWKINS, OZELLA ROWLAND, LEONARD H. STEVENS, KENNETH E. STEVENS, FRANCES STEVENS FISK, CARL L. STEVENS, JEAN STEVENS PEDIGO, ROY B. STEVENS, ETHEL STEVENS HESS, AND BEN STEVENS, as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20240209-0009230, said Register's Office.

BEN STEVENS died intestate on or about October 14, 1975, leaving JUNE STEVENS ANDERSON as his only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20231120-0090298, said Register's Office. MARY HUNT STEVENS AND JUNE STEVENS ANDERSON conveyed their interest in said property to THELMA STEVENS, by Quitclaim Deed of record in Book 5117, page 372, dated February 8th, 1977, said Register's Office.

OZELLA STEVENS ROWLAND, ALMA STEVENS HAWKINS, LEONARD H. STEVENS, KENNETH E. STEVENS, FRANCES STEVENS FISK, CARL L. STEVENS, JEAN STEVENS PEDIGO, AND ROY B. STEVENS conveyed their interest in said property to THELMA STEVENS, by Quitclaim Deed of record in Book 4960, page 564, dated October 2, 1975, said Register's Office.

ETHEL STEVENS HESS conveyed her interest in said property, only as it relates to the interest in said property from Lawrence N. Stevens, to THELMA STEVENS, by Quitclaim Deed of record in Book 4960, page 567, dated October 2, 1975, said Register's Office.

THELMA STEVENS conveyed her interest in said property to ETHEL HESS, by Quitclaim Deed of record in Book 5117, page 376, dated February 8th, 1977, said Register's Office.

ETHEL HESS, RESERVING A LIFE ESTATE UNTO HERSELF, conveyed her interest in said property to GARY L. HESS AND THOMAS W. HESS, by Quitclaim Deed of record in Book 9623, page 985, dated March 17, 1995, said Register's Office. ETHEL HESS died on or about November 12, 2004, thereby extinguishing said Life Estate interest, and fully vesting the subject property in GARY L. HESS AND THOMAS W. HESS.

THOMAS WAYNE HESS died testate on or about December 9, 2021. Pursuant to the terms of his will of record in Docket No. 2022-PR-57, in the Chancery Court for Dickson County, Tennessee at Charlotte, said property is to be administered as part of the probate estate.

GARY HESS AND STUART FISHER, EXECUTOR OF THE ESTATE OF THOMAS WAYNE HESS, conveyed said property to STUART FISHER, EXECUTOR OF THE ESTATE OF THOMAS WAYNE HESS, by Quitclaim Deed of record as Instrument No. 20220929-0107481, dated September 23, 2022, and corrected as Instrument No. 20221222-0132095, said Register's Office.

This conveyance is subject to the lien of 2024 **Davidson** County property taxes which have been prorated and payment of which is assumed by grantees herein. Subject to Utility Easement set forth in the deed of record as Instrument No. 20220929-0107481, said Register's Office as well as Subject to the rights of the neighboring property and owners to use a shared driveway.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 23rd day of Feb, 2024.

Stuart Fisher, Executor of the Estate of Thomas Wayne Hess

Stuart Fisher, Executor of the Estate of Thomas Wayne Hess

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stuart Fisher, Executor of the Estate of Thomas Wayne Hess, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Lee A. Cohen

NOTARY PUBLIC

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 3/3/2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

Affiant

SWORN to and subscribed before me,

this the 23rd day of Feb, 2024.

Lee A. Cohen

NOTARY PUBLIC

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 3/3/2026