Karen Johnson Davidson County
Batch # 1122765 DEEDQC
04/15/2024 10:58:55 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20240415-0026621

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD M. THRONEBERRY	**SAME**	**101-00-0-095.00**
(NAME) 6783 GOWER ROAD ~~500 ACHIEVEMENT DRIVE~~	(NAME) 6783 GOWER ROAD	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GARY HESS,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **RONALD M. THRONEBERRY,** HIS HEIRS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON **COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 the same property conveyed to RONALD M. THRONEBERRY by deed dated February 23, 2024 from Stuart Fisher, Executor of the Estate of Thomas Wayne Hess, of record as Instrument No. 20240223-0012553, said Register's Office.

This conveyance is subject to Easement for Sanitary Sewers of record in Book 5258, page 244; Easement for Water Lines of record in Book 8626, page 878, Utility Easement of record in Instrument No. 20220929-0107481, a shared driveway, and any and all other easements, conditions, and restrictions of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property known as **6783 GOWER RD., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 5th day of April, 2024.

GARY HESS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **GARY HESS,** 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 office this 5th day of April, 2024.

My Commission Expires: 3/3/2026

Notary Public

