Karen Johnson Davidson County
Batch# 1274538 DEEDQC
05/19/2025 01:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250519-0039268

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map & Parcel No. 177-00-0-023.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E.

SR

Affiant

Subscribed and sworn to before me this 19th day of May, 2025.

Notary Public

My Commission Expires: 3-25-2029

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION

BY: **PETER WEISS, ATTORNEY AT LAW**
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

RTP to:

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
William T. Henry and Christi Throneberry **28 Fox Vale Lane** **Nashville, TN 37221**	**OWNERS**

QUITCLAIM DEED TO COMBINE SEPARATE MAP AND PARCEL NUMBERS INTO A SINGLE MAP AND PARCEL NUMBER AND CONVEYANCE OF TITLE

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **William T. Henry and Christi Throneberry, husband and wife,** hereinafter called the **"Grantors"**, do hereby quitclaim and convey, **for the purpose of combining separate map and parcel numbers into a single map and parcel number and conveyance of title**, all of their right, title and interest to, **William T. Henry and Christi Throneberry, husband and wife,** hereinafter called the **"Grantees"**, their successors and assigns, certain tracts or parcels of property located in Nashville, Davidson County, Tennessee, and more fully described on Exhibit "A" attached hereto and made a part hereof.

Current Separate Map and Parcel Numbers and Combined Map and Parcel Number

Current Map and Parcel Numbers: 177-00-0-023.00 and 177-00-0-031.00
Combined Map & Parcel Number: 177-00-0-023.00

This conveyance is subject to any and all easements and setback lines and restrictive covenants, if any, of record.

Witness this 19th day of May, 2025.

William T. Henry

Christi Throneberry

State of Tennessee, County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William T. Henry and Christi Throneberry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May 2025.

Notary Public

My Commission Expires: 3-25-2029

APRIL STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

EXHIBIT "A"

TRACT #1

Map/Parcel #177-00-023.00 (28 Fox Vale Lane, Nashville, TN 37221):

Land In Davidson County, Tennessee, being Lot No. 21, as shown on the map entitled Boundary and Subdivision of Lots 1, 3, 6, 10, 11, 12, 21 and 24, Fox Hollow Farms, State Route 96, of record in Book 9700, page 292, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a planted stone at the Southeast corner of said Lot 21, said stone being in the West line McGee's property (Instrument No. 20141112-0104417, RODC; formerly H.O. King's property); thence, with the North line of Lawrence (Instrument No. 20160630-0066898, RODC; formerly King), South 89 degrees 34 minutes 32 seconds West, 180.63 feet to a point; thence, leaving said Lawrence line, North 03 degrees 49 minutes 17 seconds West, 356.54 feet to a point (erroneously referred to in prior deed as "South 89 degrees 49 minutes 17 seconds West"); thence, North 05 degrees, 36 minutes 45 seconds West, 608.78 feet to a point; thence, South 81 degrees 44 minutes 38 seconds East, 310.30 feet to a point in the West line of McGee; thence, with McGee's West line, South 02 degrees 41 minutes 56 seconds West, 916.73 feet to the point of beginning.

Being the same property conveyed to Christi Throneberry and William T. Henry, by Warranty Deed from John P. Chaffin and Jane B. Chaffin, husband and wife, of record in Instrument No. 22220628-0074530 Register's Office for Davidson County, Tennessee.

TRACT #2

Map/Parcel #177-00-031.00 (Fox Vale Lane, Nashville, TN 37221):

Being Lot No. 20 of Fox Hollow Farms, Tract II, Phase I, and being located West of State Route 96 at Old Harding Road, in the Second Civil District of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the North line of H.O. King, of record in Deed Book 72, Page 35, Register's Office for Williamson County, Tennessee, said point being South 89 degrees 34 minutes 32 seconds West, 180.63 feet from a planted stone at the northerly corner to King; thence, with said King, South 89 degrees 34 minutes 32 seconds West, 175.83 feet to a point, thence, leaving King's line, North 13 degrees 35 minutes 47 seconds West, 830.35 feet to a point; thence, North 61 degrees 51 minutes 23 seconds East, 327.21 feet to a point; thence, South 05 degrees 36 minutes, 45 seconds West 608.78 feet to a point, thence South 03 degrees 49 minutes 17 seconds East, 356.54 feet to the point of BEGINNING, and being more fully described on Exhibit "A" of the Supplement and Amendment No. 4 to the Declaration of Protective Covenants, Conditions, and Restrictions for Fox Hollow Farms, of record in Book 9340, Page 579, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Ismaeil M. Sharif Mohammadpour by Warranty Deed from Wilda C. Nelson and Nancy R. Nelson, both unmarried, of record in Book 11076, Page 770, Register's Office for Davidson County, Tennessee, and dated August 17, 1998. Ismaeil Mohammad Sharif Mohammadpour died on May 5, 2021, leaving property to Balgheis Zamani. Balgheis Zamani died on August 24, 2022, leaving property to Roya Mohammadpour, Cyrus Pour, Homa Mohammad Poor, Bijan Mohammadpour, and Khalid Mohammadpour, as evident by Affidavit of Inheritance of record in Instrument No. 20240814-0061992, Register's Office for Davidson County, Tennessee and further conveyed by Warranty Deed to William T. Henry and Christi Throneberry, of record in Instrument No. 20241227-0100705, in said Register's Office.

Tennessee Certification of Electronic Document

I, April N. Bradley, do hereby make oath that I am a licensed attorney and/or 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 May 19, 2025. (Date of document)

Affiant Signature

May 19, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of May, 2025.

Notary's Signature

My Commission Expires: 9/28/2026

(*SEAL*)

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY