Karen Johnson Davidson County
Batch# 1300608 DEEDQC
07/22/2025 11:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250722-0057693

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.

William T. Henry
Affiant

Subscribed and sworn to before me this 18th day of July, 2025.

Notary Public

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: _____

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

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

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 177-00-0-030.00
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 18th day of July, 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 18th day of July, 2025.

Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

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 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 William T. Henry and Christi Throneberry, husband and wife, by Quitclaim Deed to Combine Separate Map and Parcel Numbers into a Single Map and Parcel Number and Conveyance of Title, from William T. Henry and Christi Throneberry, husband and wife, of record in Instrument No. 20250519-0039268, Register's Office for Davidson County, Tennessee.

TRACT #2

Map/Parcel #2 177-00-0-030.00(Fox Hollow Farms, Tract 2, Nashville, TN 37221)

Property located in the 35th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 02-06-23, File Number 2-349-2, as follows:

Beginning at an existing iron rod having a Tennessee State Plane Coordinate of N:609901.3230, E:1660369.9715 and being located approximately 4,882 feet along Foxvale Lane from the intersection of Highway 96; Thence with the common line of Byron Mcintosh (Instr: 20210312-0033544) NORTH 63 DEGREES 59 MINUTES 22 SECONDS EAST a distance of 380.85 feet to an existing iron rod; Thence with the common line of Sandra Carlton (Book 9648, Page 413) SOUTH 30 DEGREES 40 MINUTES 10 SECONDS EAST crossing the pavement of Fox Vale Lane a distance of 474.80 feet to a set nail in the pavement of Fox Vale Lane and having a TSPC of N:609659.9071, E:1660954.4304; Thence with the common line of Samuel Mcgee (Instr: 20080829-0088919) SOUTH 06 DEGREES 30 MINUTES 12 SECONDS WEST a distance of 242.80 feet to a point passing through an existing iron rod 4.32 feet from that point; Thence NORTH 78 DEGREES 25 MINUTES 09 SECONDS WEST a distance of 82.01 feet to an existing iron rod capped "Gibbs". Thence with the common line of Christi Throneberry (Instr: 20220628-0074530) NORTH 78 DEGREES 25 MINUTES 09 SECONDS WEST a distance of 309.54 feet to a set iron rod on the south edge of the pavement of Fox Vale Lane said iron rod located NORTH 02 DEGREES 17 MINUTES 16 SECONDS WEST a distance of 19.00 feet from an existing iron rod having a TSPC of N:609478.2784, E:1660544.1173; Thence crossing Fox Vale Lane and with the common line of Laurie Lebo (Instr: 20201209-0143918) NORTH 23 DEGREES 13 MINUTES 44 SECONDS WEST a distance of 439.71 feet to an existing iron rod which is the point of beginning, having an area of 234632.20 square feet, 5.39 acres

Being the same property to William T. Henry and Christi Throneberry, Husband and Wife, by Warranty Deed from Charlie B. Mitchell, Jr., Trustee of the Mitchell Family Trust dated December 20, 2022, of record on April 302, 2024, in Instrument Number 20240430-0031344, Register's Office for Davidson County, Tennessee

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 July 18, 2025.

April N. Bradley
Affiant Signature

July 21, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of July, 2025.

Notary's Signature

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028