Karen Johnson Davidson County
Batch# 1315295 DEEDQC
08/27/2025 09:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250827-0068510

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

WG-QCD-25-7588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John M. Thacker, Jr. and/or Deborah K. Young, Trustees of the 7588 Buffalo Road Trust, established by the Revocable Trust Agreement of John M. Thacker, Jr., and Deborah K. Young dated July 25, 2022	**Same as New Owner**	
(NAME) **7588 Buffalo Road,**	(NAME) **Same as New Owner**	**12700019000 12700027000 11300021000**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Same as New Owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE 7588 BUFFALO ROAD TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JOHN M. THACKER, JR., AND DEBORAH K. YOUNG DATED JULY 25, 2022,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOHN M. THACKER, JR. AND/OR DEBORAH K. YOUNG, TRUSTEES OF THE 7588 BUFFALO ROAD TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JOHN M. THACKER, JR., AND DEBORAH K. YOUNG DATED JULY 25, 2022** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:
Land in Davidson County, Tennessee, described as follows:

Beginning on an iron pin, in the North right of way of Buffalo Road, at the Southeast corner of the Madison Smith, et ux property, as of record in Book 3954, Page 114, Register's Office for Davidson County, Tennessee; thence with the right of way of said road to points as follows: With an arc of a 920.09 foot radius to the left, a chord bearing of South 45 degrees 31 minutes 52 seconds West, an arc distance of 89.53 feet, thence South 42 degrees 44 minutes 36 seconds West, 113.75 feet to a metal fence post; thence leaving said road, on a new line, North 40 degrees 47 minutes 42 seconds West, passing over a metal fence post at 425.20 feet, on-in-all, 426.20 feet to a point at the South edge of a concrete driveway; thence with the edge of said drive, North 81 degrees 58 minutes 59 seconds West 68.41 feet to a point in Bennett's East line; thence North 40 degrees 47 minutes 42 seconds West 24.23 feet to a metal fence post on the North side of said Drive, Bennett's Northeast corner; thence with the Underwood property of record in Book 3570, Page 255, Register's Office for said County, North 40 degrees 47 minutes 42 seconds West 91.20 feet to an existing iron pin; thence North 79 degrees 15 minutes 23 seconds West 264.82 feet; thence North 05 degrees 00 minutes 00 seconds West, passing over a metal fence post at 57.95 feet, on-in-all, 553 feet to an iron pin in the West line of the Madison Smith, et ux property; thence with Madison Smith, et ux property, South 44 degrees 55 minutes 00 seconds East 1233.67 feet to the point of beginning, containing 5.75 acres, more or less and shown as Tract I on a survey made by Bennett and Sons Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. Tenn. 11477, dated March 7, 1991, revised March 11, 1991.

Tract 11:

Land in Davidson County, Tennessee, described as follows:

Beginning on a metal fence post, the Northeast corner of the Bruce A. Bennett, et ux, property as of record in Book 7267, Page 836, Register's Office for Davidson County, Tennessee; thence South 43 degrees 06 minutes 32 seconds West, 20.65 feet to a point on the South edge of a concrete driveway; thence with the edge of said driveway to points as follows: North 84 degrees 50 minutes 27 seconds West 75.39 feet, North 86 degrees 19 minutes 38 seconds West, 77.91 feet; North 88 degrees 47 minutes 01 seconds West 73.06 feet; thence with the arc of a 107.59 foot radius curve to the right, a chord bearing of North 59 degrees 16 minutes 23 seconds West, an arc distance of 110.83 feet; thence with the arc of a 105.00 foot radius curve to the right, a chord bearing of North 00 degrees 03 minutes 13 seconds East, an arc distance of 117.74 feet; thence North 32 degrees 10 minutes 34 seconds East 11.91 feet to a point in the East boundary line of the Edward Douglas Underwood, et ux property as of record in Book 3570, Page 255, Register's Office for Davidson County, Tennessee; thence South 05 degrees 00 minutes 00 seconds East, 55.95 feet to a point; thence South 79 degrees 15 minutes 23 seconds East, 264.82 feet to an existing iron pin; thence South 40 degrees 47 minutes 42 seconds East 91.20 feet to the point of beginning, containing 0.68 acres, more or less, and shown as Tract 2 on a survey made by Bennett and Sons Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. Tenn. #477, dated March 7, 1991, revised March 11, 1991.

Together with a Non-Exclusive Driveway Agreement and Easement described in Book 6272, Page 690, as corrected in Book 7522, Page 80, and amended in Book 8312, Page 435, Register's Office for Davidson County, Tennessee.

Tract III:

Being a certain tract of land located in the 23 Councilmanic District of Metropolitan Nashville-Davidson,

County, Tennessee and being more particularly described as follows:

Beginning on an iron rod situated by a concrete drive at the top of a steep hill, said iron pipe being the most Northeasterly corner of the Donald L. Winters, Jr. property as evidenced in Book 8733, Page 302, Registers Office of Davidson County, Tennessee (RODC, TN), bearing a red plastic cap stamped "Underwood, TN RLS #1299; said iron rod also being situated in the Western boundary line of Tract 2 of the John H. Cheek 111, et ux property as evidenced in Book 8312, Page 346 RODC, TN;

Thence, with the said Winters Northerly boundary line South 80° 42' 45" West, 129.62 feet to an iron rod on the slope of the hill, said iron rod being the most Southeasterly corner of Tract 2;

Thence, with the said Tract Two North 13°-23'-36" West, 434.25 feet to an iron rod on the slope of the hill;

Thence, South 80°-42' 45" West, 144.00 feet to an iron rod situated by a wooden fence post, said iron rod being in the Eastern boundary line of Hilliard & Leon Travis as evidenced in Book 8149, Page 566 RODC, TN;

Thence, with Travis and generally with a wire fence the following calls•

North 03°-52'-04" West, 131.49 feet to a wooden fence post;

North 03°-0 1 '-58" West, 205.74 feet to an iron rod situated by a wooden fence post;

North I 1°-30'-2 I" West, 196.25' to a wooden fence post;

North 12°-39'-04" West, 73.56' to an iron rod situated by a wooden fence post intersection;

Thence, continuing with Travis and generally with a different wire fence line the following calls:

South 88°-12'-32" East, 246.68' to a wooden fence post;

North 87°-53'-07" East, 141.98' to a iron pipe (leaning) at a fence intersection, said iron rod being a corner of the Phillip R. Jones, et ux property as evidenced in Book 8765, Page 346 RODC, TN and the most Northeasterly corner of this tract;

Thence, leaving the said Travis property and with the said Jones property and generally with a wire fence South 07°-30'-00" East, 400.80 feet to an iron rod in a rockpile (leaning), said iron rod being the most Northerly corner of Tract 1 of the aforesaid John H. Cheek property;

Thence, leaving Jones and with the said Cheek S 030-11'-46" East, 497.06 feet to an iron rod situated near a concrete drive, said iron rod being the most Northerly corner of Tract 2 of the said John H. Cheek property;

Thence, leaving the said Cheek's Tract I and with the said Cheek's Tract 2, generally with the edge of a concrete drive and with a curve to the left, said curve having a Radius of 102.07', a Delta Angle of 42°-58'¬19" and an Arc Length of 76.55 feet (Chord = South 12°-29-39" West, 74.77 feet) to the Point of Beginning.

Containing 6.80 Acres(+/-) (296,256 Square Feet), according to a survey by J.R. Faulk, TN RLS #2122 dated SepteMber 4, 2002.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records. Easement

for the flow of Buffalo Creek across the subject premises.

Title to that portion of the subject property embraced within the bounds Buffalo Creek Road or any other roads, highways, or public rights-of-way.

Non-Exclusive Driveway Agreement and Easement of record in Book 6272, Page 690 as corrected in Book 7522, Page 80 and amended in Book 8312, Page 435, Register's Office for Davidson County, Tennessee.

Family Graveyard with right of ingress and egress of record in Book 481, Page 210, Register's Office for Davidson County, Tennessee.

Easements to Harpeth Valley Utilities. District for Williamson and Davidson Counties, Tennessee, of record in Book 5556, Pages 572, 576 and 582, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **John M. Thacker, Jr. and/or Deborah K. Young, Trustees of the 7588 Buffalo Road Trust, established by the Revocable Trust Agreement of John M. Thacker, Jr. and Deborah K. Young dated July 25, 2022**from John **Marshall Thacker, Jr., Trustee of The John Marshall Thacker, Jr. Living Trust, established by the Revocable Trust Agreement of John Marshall Thacker, Jr. dated July 15, 2015** by Quitclaim Deed of Record in Instrument Number 20220726-0085265 in the Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7588 Buffalo Road, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 25 day of August, 2025.

The 7588 Buffalo Road Trust, established by the Revocable Trust Agreement of John M. Thacker, Jr., and Deborah K. Young dated July 25, 2022

BY:_____
John M Thacker, Jr
Trustee

BY:_____
Deborah K Young
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M THACKER, JR, TRUSTEE of THE 7588 BUFFALO ROAD TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JOHN M. THACKER, JR., AND DEBORAH K. YOUNG DATED JULY 25, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my/our hand(s) this the 25 day of August, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH K YOUNG, TRUSTEE of THE 7588 BUFFALO ROAD TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JOHN M. THACKER, JR., AND DEBORAH K. YOUNG DATED JULY 25, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my/our hand(s) this the 25 day of August, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **8/25/2025** (date of document).

Affiant Signature

Date **8/25/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **25** day of **August**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027