Karen Johnson Davidson County
Batch# 1342507 DEEDQC
11/06/2025 12:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251106-0088554

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
WTH and CT Community Property Trust 28 Fox Vale Lane Nashville, TN 37221	WTH and CT Community Property Trust 28 Fox Vale Lane Nashville, TN 37221	177 00 0 023.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, WILLIAM T. HENRY and CHRISTI THRONEBERRY, husband and wife (the "Grantor"), hereby quitclaim and convey to WILLIAM TODD HENRY and CHRISTI THRONEBERRY, CO-TRUSTEES OF THE WTH AND CT COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is property known as 28 Fox Vale Lane, Nashville, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5th day of November, 2025.

WILLIAM T. HENRY

CHRISTI THRONEBERRY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, William T. Henry and Christi Throneberry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 5th day of November, 2025.

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 6th day of November, 2025.

MARYAM HEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: May 8, 2028

EXHIBIT A

TRACT 1

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.

TRACT 2

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.

TRACT 3

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 conveyed by deed of record as Instrument #20250722-0057693, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jason Burns, 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 11/6/25 (date of document).

Affiant Signature

11/06/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 06 day of November, 2025.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026