Karen Johnson
Batch # 1366882
01/07/2026 12:40:24 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260107-0001437

THIS INSTRUMENT PREPARED BY:
Mark Lineberry
Attorney at Law
P.O. Box 2155
Mount Juliet, TN 37121

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
The Thier, Jr. Family Trust 2261 Arbor Pointe Way Hermitage, TN 37076	New owner	Parcel ID: 137-04-0-B 049.00CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Shiela B. Thier and husband, Alan L. Thier, Jr., (the "Grantors"), by these presents do quitclaim, transfer and convey unto The Thier Jr. Family Trust, dated November 24, 2025, Alan Leroy Thier, Jr. and Shiela Bell Thier, Trustors and/or Trustees, (the "Grantee"), its successors, and assigns, all of their interest in a certain tract or parcel of Land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 49, on the Final Plat of Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to Shiela B. Thier and husband, Alan L. Thier, Jr., by Warranty Deed from Drees Premier Homes, Inc., a Ohio Corporation, of record as Instrument No. 20160901-0092200, in the office of the Register of Deeds, Davidson County, Tennessee.

Said Property is improved property known as 2261 Arbor Pointe Way, Hermitage, TN 37076

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. This instrument was prepared based on information furnished by the parties. The preparer makes no representations or warranties as to the accuracy thereof of the status of the title to the property described herein. Said property is conveyed subject to such limitations, restrictions, and encumbrances of record as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto subscribed their names on this 24 day of November, 2025.

Y _____
Shiela B. Thier

Y _____
Alan L. Thier, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shiela B. Thier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 24 day of NOVEMBER 2025.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 9-7-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alan L. Thier, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). the within named bargainor, and acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal on this 24 day of NOVEMBER 2025.

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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 24 day of NOVEMBER 2025.

ALLEN MCCROSKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 9-7-26