QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 200064 **DEEDQC**
02/27/2019 04:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190227-0018004

HM-QCD-19-2341

RYAN CORRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

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 27 DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cory Gierman	**SAME**	**Part of 049-00-0-235.00**
(NAME)	(NAME)	
3773 Knight Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CORY J. GIERMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents do/does transfer and convey unto **CORY J. GIERMAN** hereinafter called the Grantee, his, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN SEPARATE MAP & PARCEL NOS. FOR EACH LOT.

TRACT A

A TRACT OF A PARCEL OF LAND LOCATED IN THE 3RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 235.00 ON DAVIDSON COUNTY PROPERTY MAP 49. BEING LOCATED ON THE NORTH SIDE OF KNIGHT ROAD AND BEING PART OF DEED RECORDED AS INSTRUMENT NUMBER 20050901-0104826 OF OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY WILLIAM E. CRENSHAW, R.L.S. # 2395, DATED JULY 19, 2005; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY OF KNIGHT ROAD, SAID PIN BEING SOUTHEAST CORNER OF A PARCEL DEED BEING RECORDED AS INSTRUMENT NUMBER 20050901-0104826 OF THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TUYLE K. DAVIDSON ETUX PROPERTY OF RECORD IN BOOK 3874, PAGE 677, R.O.D.C., TN. THENCE FROM SAID POINT OF COMMENCEMENT , RUN N53°27'13"W ALONG THE NORTHERLY RIGHT-OF-WAY OF KNIGHT ROAD, 25 FEET FROM CENTERLINE, FOR A DISTANCE OF 170.39 FEET TO THE POINT OF A CURVATURE OF A 686.41 FEET RADIUS CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY, HAVING A DELTA ANGLE OF 11°32'01", A CHORD BEARING AND LENGTH OF N59°13'13"W AND 137.94 FEET; THENCE RUN 138.17 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING, BEING A POINT OF A COMPOUND CURVE OF A 686.41 FEET RADIUS CURVE TO THE LEFT, BEING CONCAVE SOUTHERLY, HAVING A DELTA ANGLE OF 18°25'55", A CHORD BEARING AND LENGTH OF N74°12'11"W AND 219.87 FEET; THENCE FROM SAID POINT OF BEGINNING RUN 220.82 FEET ALONG THE ARC OF SAID CURVE, BEING THE NORTHERLY RIGHT-OF-WAY OF SAID KNIGHT ROAD ; THENCE CONTINUE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:

(1) N83°25'08"W A DISTANCE OF 206.92 FEET TO THE POINT OF CURVATURE OF A 275.00 FEET RADIUS CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY, HAVING A DELTA ANGLE OF 59°37'49", A CHORD BEARING AND LENGTH OF N53°36'14"W AND 273.46 FEET; (2)THENCE RUN 286.20 FEET ALONG THE ARC OF SAID CURVE; (3) THENCE N23°47'20"W A DISTANCE OF 16.41 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN N47°01'04"E ALONG THE EASTERLY LINE OF KNAPP AS RECORDED AT BOOK 6732, PAGE 558 OF THE OFICIAL RECORDS OF DAVIDSON COUNTY PROPERTY MAP 49, PARCEL 234, A DISTANCE OF 525.12 FEET; THENCE LEAVNG SAID EASTERLY LINE OF KNAPP, RUN S37°33'59"E A DISTANCE OF 648.87 FEET; THENCE S52°26'01"W A DISTANCE OF 171.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.7 ACRES (MORE OR LESS).

BEARING ARE BASED ON EASTERLY LINE OF KNAPP AS RECORDED AT BOOK 6732, PAGE 558 OF OFFICIAL RECORDS OF DAVIDSON COUNTY PROPERTY MAP 49, PARCEL 234 BEING N47°01'04"E.

Being the same property conveyed from Donna G. Kneeper, Unmarried to Cory Gierman, Unmarried by Warranty Deed of record in Instrument No. 20050901-0104826, Register's Office for Davidson, 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 property commonly known as: **3773 Knight Road, Whites Creek, Tennessee 37189**.

Witness my/our hand(s) this the 27 day of February, 2019.

Cory Gierman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORY GIERMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 day of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212