QUITCLAIM DEED

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

20190227-0018005

HM-QCD-19-2342

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 GIERMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents do/does transfer and convey unto **CORY GIERMAN** hereinafter called the Grantee, his heirs, 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 B

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:

BEGINNING AT AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY OF KNIGHT ROAD, SAID PIN BEING THE 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 BEGINNING , 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 ;THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN N52°26'01"E A DISTANCE OF 171.46 FEET; THENCE N37°33'59"W A DISTANCE OF 648.87 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF KNAPP AS RECORDED AT BOOK 6732, PAGE 558 OF OFFICIAL RECORDS OF DAVIDSON COUNTY PROPERTY MAP 49, PARCEL 234; THENCE N47°01'04"E ALONG THE SAID EASTERLY LINE OF KNAPP, A DISTANCE OF 267.80 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID PIN BEING NORTHEAST KORNER OF SAID EASTERLY LINE OF KNAPP AND BEING AN INTERSECTION POINT WITH THE SOUTHERLY LINE OF BETTY N. HARISON AND YOLANDA FAYE JOHNSON PROPERTY OF RECORD IN BOOK 8658, PAGE 286, R.O.D.C., TN. ; THENCE S87°22'06"E ALONG SAID SOUTHERLY LINE OF HARBISON AND JOHNSON PROPERTY A DISTANCE OF 902.54 FEET TO AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID PIN ALSO BEING THE NORTHWEST CORNER OF SAID TUYLE K. DAVIDSON ETUX PROPERTY; THENCE RUN S32°00'00"W ALONG THE WEST LINE OF SAID TUYLE K. DAVIDSON ETUX PROPERTY A DISTANCE OF 1099.06 FEET TO SAID POINT OF BEGINNING.

SAID TRACT CONTAINS 12.0 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.

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

Notary Public
My Commission Expires: _____
(SEAL)

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