| Address New Owner: | Map-Parcel Number(s): | Send Tax Bills To: |
|---|---|---|
| GANG LI<br>Lee Consulting Engineers, LLC<br>9709 Valley Springs Drive<br>Brentwood, TN 37027 | 095-09-0-010.00 | GANG LI<br>Lee Consulting Engineers, LLC<br>9709 Valley Springs Drive<br>Brentwood, TN 37027 |
| This instrument prepared by: State of Tennessee, Department of General Services,<br>312 Rosa L. Parks Avenue, 24th Floor, Nashville, Tennessee 37243 | | |

# QUITCLAIM DEED

TRANSACTION NUMBER 20-01-009

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **STATE OF TENNESSEE** ("Grantor") hereby transfers, conveys, sells, assigns, and quitclaims to **LEE CONSULTING ENGINEERS, LLC, a Tennessee Limited Liability Company** ("Grantee"), Grantee's successors and assigns, any interest in certain real property located in Davidson County, Tennessee, and more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is **$307,800.00**

Vickie Medley
Affiant

Subscribed and sworn to before me this 27th day of May, 2021.

LORETTA MARIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Loretta Marie Baltz
Notary Public
My Commission Expires: July 9, 2024

Karen Johnson Davidson County
Batch# 645318 DEEDQC
05/27/2021 01:04:44 PM 4 pgs
Fees: $23.00 Taxes: $1,138.86

20210527-0072004

IN WITNESS WHEREOF, the Grantor has executed this Deed this 23rd day of April, 2021.

**GRANTOR:**

STATE OF TENNESSEE

By: Christi W. Branscom
Digitally signed by Christi Branscom
DN: cn=Christi Branscom, o=DGS, ou=DGS, email=Christi.Branscom@tn.gov, c=US
Date: 2021.04.23 12:20:16 -05'00'

Christi W. Branscom, Commissioner of the Department of General Services

* Executed in Compliance with Executive Order No. 79 by Governor Bill Lee, dated February 26, 2021.

**APPROVED:**

Herbert H. Slatery III by Alex Hunt via delegation
Herbert H. Slatery III, Attorney General and Reporter

Bill Lee
Bill Lee, Governor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, Christi W. Branscom, Commissioner of the Department of General Services for the State of Tennessee, with whom I am personally acquainted and who, upon oath, acknowledged that she is the Commissioner of the Department of General Services for the State of Tennessee, and that she as Commissioner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the State of Tennessee by herself as Commissioner.

Witness my hand and seal at office this the 23rd day of Apr. 1, 2021.

MADISON L CONQUEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Madison L Conquest
Notary Public

My Commission Expires: 12-17-2024



20-01-009 221 Foxwood Dr

# EXHIBIT A

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF FOXWOOD LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE SOUTHERLY MARGIN OF FOXWOOD LANE. SAID MONUMENT BEING THE NORTHWEST CORNER OF THE NEIL H. DOBYNS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 6717, PAGE 206-R.O.D.C., TN, AND HAVING TENNESSEE STATE PLANE COORDINATES OF N-665,520.04 E-1,758,479.15;

THENCE, A COMMON LINE WITH THE NEIL H. DOBYNS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 6717, PAGE 206-R.O.D.C., TN, SOUTH 56 DEGREES 56 MINUTES 46 SECONDS EAST, 224.40 FEET TO AN EXISTING CONCRETE MONUMENT FOUND;

THENCE, A COMMON LINE WITH THE DENNIS CARNEY PROPERTY AS OF RECORD IN DEED BOOK 4205, PAGE 633-R.O.D.C., TN, SOUTH 6 DEGREES 39 MINUTES 49 SECONDS WEST, 91.86 FEET TO AN IRON PIN SET;

THENCE, SOUTH 35 DEGREES 06 MINUTES 47 SECONDS EAST, 196.10 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE STEPHEN TODD WRIGHT & CYNTHIA D. WRIGHT PROPERTY AS OF RECORD IN INSTRUMENT NO. 200603150029978-R.O.D.C., TN, SOUTH 10 DEGREES 57 MINUTES 33 SECONDS EAST, 40.74 FEET TO AN EXISTING CONCRETE MONUMENT FOUND;

THENCE, A COMMON LINE WITH THE TEODOR VELICIU & DOINA VELICIU PROPERTY AS OF RECORD IN INSTRUMENT NO. 200103210027514-R.O.D.C. TN, AND THE BARRY NEAL OAKLEY & KELLY L. OAKLEY PROPERTY AS OF RECORD IN INSTRUMENT NO. 200002030011461-R.O.D.C., TN, NORTH 82 DEGREES 40 MINUTES 13 SECONDS WEST, 343.70 FEET TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE ROCHELLE CENTER PROPERTY AS OF RECORD IN INSTRUMENT NO. 200803070023170-R.O.D.C., TN, NORTH 1 DEGREES 12 MINUTES 22 SECONDS WEST, 281.90 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND AN IRON PIN SET;

THENCE, WITH THE SOUTHERLY MARGIN OF FOXWOOD LANE AND SAID CURVE HAVING A CENTRAL ANGLE OF 108 DEGREES 00 MINUTES 16 SECONDS, A RADIUS OF 50.00 FEET, A LENGTH OF 94.25 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 47 MINUTES 43 SECONDS EAST, 80.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 52 DEGREES 24 MINUTES 43 SECONDS, A RADIUS OF 25.00 FEET, A LENGTH OF 22.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 6 DEGREES 59 MINUTES 56 SECONDS EAST, 22.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 85,410 SQUARE FEET OR 1.96 ACRES, MORE OR LESS.

SUBJECT PROPERTY IS ENCUMBERED BY THE FOLLOWING:

1. AN EXISTING 150 FOOT WIDE TENNESSEE VALLEY AUTHORITY TRANSMISSION LINE EASEMENT CROSSING THIS PROPERTY AS SHOWN IN PLAT BOOK 6900, PAGE 593-R.O.D.C.,TN.
2. AN EXISTING 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT PARALLEL AND ADJACENT TO THE ENTIRE NORTHERLY, EASTERLY, AND SOUTHERLY BOUNDARIES AS OF RECORD IN PLAT BOOK 6900, PAGE 593-R.O.D.C.,TN.
3. AN EXISTING 15 FOOT WIDE ELECTRICAL UTILITY EASEMENT PARALLEL AND ADJACENT TO THE ENTIRE NORTHWESTERLY BOUNDARY (FOXWOOD LANE RIGHT-OF-WAY) AS OF RECORD IN PLAT BOOK 6900, PAGE 593-R.O.D.C.,TN.
4. AN EXISTING 2.5 FOOT WIDE BY 25 FOOT LONG ELECTRICAL UTILITY EASEMENT COMMENCING AT THE MOST NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY AND PARALLEL AND ADJACENT TO A PORTION OF THE NORTHERLY BOUNDARY AS OF RECORD IN PLAT BOOK 6900, PAGE 593-R.O.D.C.,TN.
5. AN EXISTING 2.5 FOOT WIDE BY 25 FOOT LONG ELECTRICAL UTILITY EASEMENT COMMENCING AT THE MOST NORTHWESTERLY CORNER OF THE SUBJECT PROPERTY AND PARALLEL AND ADJACENT TO A PORTION OF THE EASTERLY BOUNDARY AS OF RECORD IN PLAT BOOK 6900, PAGE 593-R.O.D.C.,TN.

Prepared by:Thornton & Associates, Inc.1205 South Graycroft Avenue, Madison, TN 37115 T&A Project No. 10-1425 Transaction No. 10-04-017

Being the same property conveyed to State of Tennessee by deed of record in Book 20101208, Page 0097816 in the Register's Office for Davidson County, Tennessee.