Karen Johnson Davidson County
Batch# 707486 DEEDQC
08/31/2021 11:53:17 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210831-0117259

NEW OWNER:

James L. Sisk, III, et tux
4638 Bull Run Rd
Ashland City, TN 37015

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel:
P/O 04600001500

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **JAMES L. SISK, Jr. and wife, WANDA C. SISK,** hereinafter called the Grantor, have quitclaimed to **JAMES L. SISK, III and wife, KELSEY V. SISK,** hereinafter called the Grantee, their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

COMMENCING AT AN IRON PIN, THE POINT OF BEGINNING, IN THE NORTHERLY MARGIN OF BULL RUN ROAD, BEING TWENTY FIVE FEET FROM THE CENTER OF SAID ROAD AND BEING THE SOUTHEAST CORNER OF PUMO RI FARM, LLC (PARCEL-04600001400);

THENCE, WITH THE EASTERLY LINE OF PUMO RI FARM, LLC, N 16 deg. 34'15" W, A DISTANCE OF 366.02' TO AN IRON PIN;

THENCE, WITH THE LINES OF JAMES L SISK AND WANDA C SISK (PARCEL-04600001500), N 71 deg. 14'44" E, A DISTANCE OF 375.94' TO AN IRON PIN,
N 71 deg. 14'44" E, A DISTANCE OF 210.95' TO AN IRON PIN AND
S 31 deg. 52'02" E, A DISTANCE OF 360.52' TO AN IRON PIN;

THENCE, WITH THE NORTHERLY MARGIN OF BULL RUN ROAD, S 71 deg.14'44" W, A DISTANCE OF 292.74' TO AN IRON PIN,
S 71 deg.14'44" W, A DISTANCE OF 73.23' TO A POINT,
WITH A CURVE TO THE LEFT,

HAVING A CENTRAL ANGLE OF 05 deg.11'49", A RADIUS OF 3433.02',
A LENGTH OF 311.38',
A CORD LENGTH OF 311.27' AND

A CORD BEARING OF S 68 deg. 38'49" W TO A POINT AND
WITH A TANGENT,
S 66 deg. 02'55" W, A DISTANCE OF 5.73'
TO THE POINT OF BEGINNING, CONTAINING 5.15 ACRES, MORE OR LESS.

For further reference see Exhibit "A" attached hereto and made a part thereof.

Being part of the the same property conveyed to James L. Sisk, Jr. and wife, Wanda C. Sisk by Warranty Deed from Joseph S. Dozier, an unmarried man, and Terry E. Wilkes, a married man, tenants in common, of record as Instrument 20170831-0089613, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 30 day of August, 2021.

JAMES L. SISK, JR.

WANDA C. SISK

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **James L. Sisk, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 30 day of August, 2021.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires December 12, 2022 WILSON COUNTY

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Wanda C. Sisk,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 30 day of August, 2021.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires December 12, 2022 WILSON COUNTY

Notary Public

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

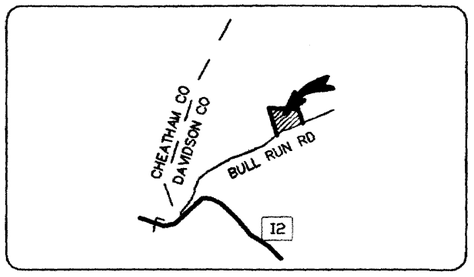
Sworn to and subscribed to before me, this the 8 day of August, 2021.

Notary Public

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

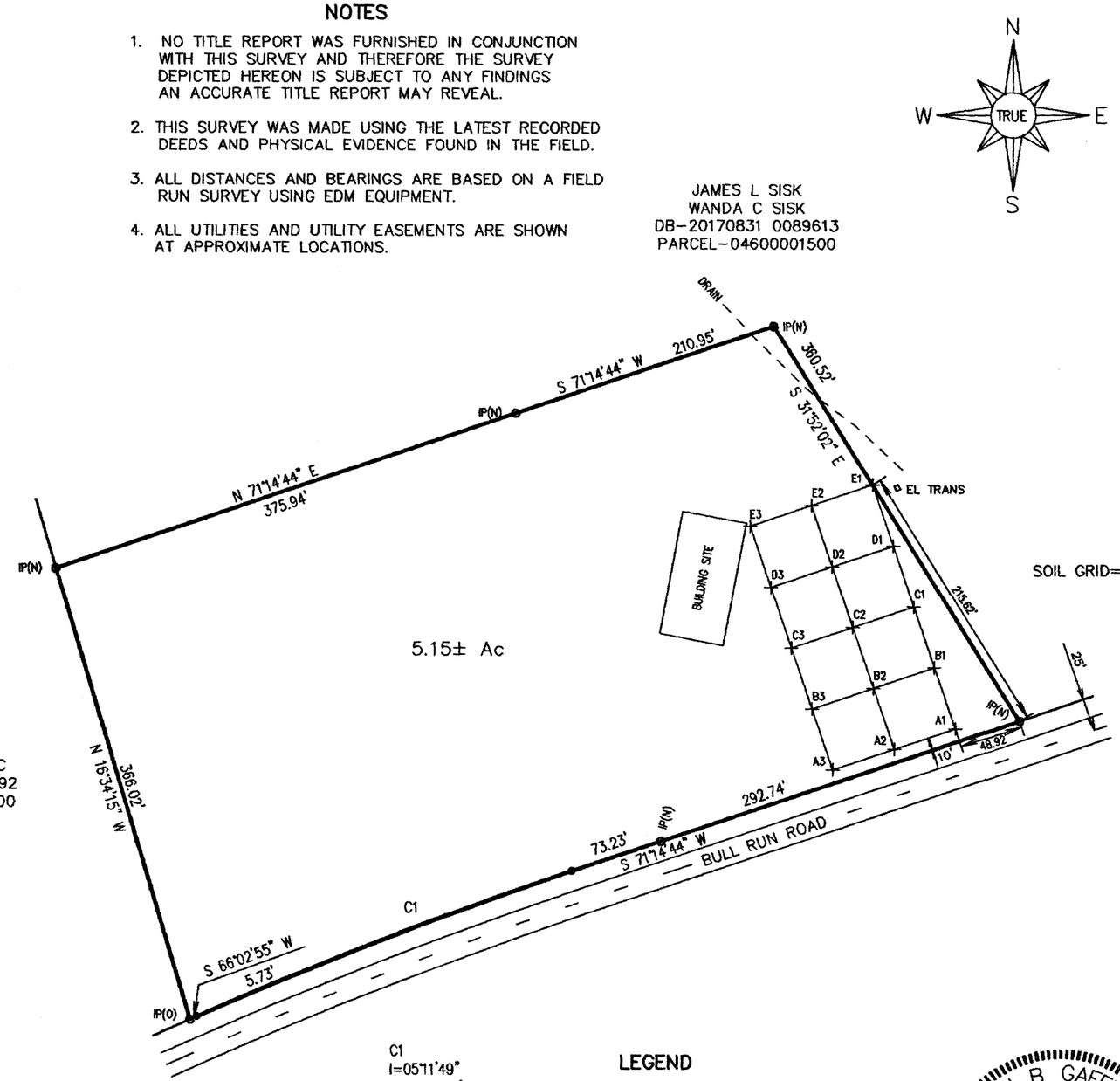
EXHIBIT "A"



VICINITY MAP

NOTES

1. NO TITLE REPORT WAS FURNISHED IN CONJUNCTION WITH THIS SURVEY AND THEREFORE THE SURVEY DEPICTED HEREON IS SUBJECT TO ANY FINDINGS AN ACCURATE TITLE REPORT MAY REVEAL.
2. THIS SURVEY WAS MADE USING THE LATEST RECORDED DEEDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.
3. ALL DISTANCES AND BEARINGS ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT.
4. ALL UTILITIES AND UTILITY EASEMENTS ARE SHOWN AT APPROXIMATE LOCATIONS.



I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE GRID SURVEY IS 1:10,000+ AS SHOWN HEREON.

WINSTON GAFFRON JR. TN NO. 1070

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:8194 AS SHOWN HEREON.

WINSTON GAFFRON JR. TN NO. 1070

WINSTON GAFFRON JR.
CIVIL ENGINEER AND LAND SURVEYOR
8441 ROLLING HILLS DR.
NASHVILLE, TN 37221
615-646-6073

100 0 100 200
1"=100'

C1
I=05°11'49"
R=3433.02'
T=155.80'
L=311.38'
CD=311.27'
CB=S 68°38'49" W

LEGEND

IP(O)	IRON PIN (OLD)
IP(N)	IRON PIN (NEW)
PK(N)	PK NAIL (NEW)
PIPE(O)	PIPE (OLD)
POST(O)	POST (OLD)
ROW MON(O)	ROW MONUMENT (OLD)
PLANTED STONE (O)	PLANTED STONE (O)
•	POINT
X	FENCE



SOIL GRID PLAT AND
BOUNDARY SURVEY

JAMES SISK TRACT

5.15± ACRES
BULL RUN ROAD
PART OF PARCEL 04600001500
DAVIDSON COUNTY TENN.
8-6-2021

1085