Karen Johnson Davidson County
Batch# 739509 DEEDQC
10/19/2021 12:05:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211019-0140261

Connie Stroud, Register
Robertson County Tennessee
Rec #: 323290 Instrument #: 390002
Rec'd: 15.00 Recorded
State: 0.00 10/6/2021 at 9:30 AM
Clerk: 0.00 in Record Book
Other: 2.00 2114
Total: 17.00 PGS 733-735

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
JOHN S. RICHBOURG
177 N. HIGHLAND STREET, #812
MEMPHIS, TN 38111

map 138
Parcel 002.00

QUITCLAIM DEED

THIS INDENTURE, made and entered into by and between **Nadir Mardonov** party of the first part, and **Nadir Mardonov and wife, Kseniia Svystunova, also known as Oxana Svystunova collectively,** party of the second part, WITNESSETH:

That, for the consideration of $10.00 cash and other good and valuable considerations paid by party of the second part to party of the first part, the receipt of which is hereby acknowledged, party of the first part does hereby grant, convey, sell, and quitclaim unto the party of the second part, and unto their heirs, successors and assigns forever, all its right, title and claim in and to the following lands lying in the County of Robertson and also lying in the County of Davidson, State of Tennessee, to-wit:

Land in the Sixteenth Civil District of Robertson County, Tennessee, and also lying in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated August 12, 1987 and revised September 25, 1987, and known as Job No. 87-492, more particularly described as follows, to-wit:

Beginning at an iron pin on the westerly margin or northwesterly margin of Huffman Road, said point of beginning point 1,896 fee, more or less, westerly from the southwest corner of the Jack A. Penick property of record in Deed Book 233, page 378, R.O.R.C., TN; thence with the margin of said Huffman Road South 24 degrees, 20 minutes, 31 seconds West, 175.61 feet to an iron pin; thence leaving the margin of said Huffman Road North 74 degrees 53 minutes 38 seconds West, 103.99 feet to a point in the centerline of the north fork of Sycamore Creek; hence leaving he center of the said north fork of Sycamore Creek North 84 degrees 12 minutes 14 seconds West, 218.59 feet to an iron pin set on the northerly margin of said Huffman Road; thence with the northerly margin of Huffman Road the following two calls: North 64 degrees 01 minute 45 seconds West, 66.52 to an iron pin; thence South 87 degrees 03 minutes 36 seconds West, 165.00 feet to an iron pin; thence leaving the margin of said Huffman Road North 17 degrees 32 minutes 54 seconds East 955.44 to an iron pin in the line of he Albert A. Fentress property of record in Deed Book 214, page 211, R.O.R.C., TN; thence with Fentress line`` North 71 degrees 31 minutes 15 seconds East 822.22 feet to a point in the center of the north fork of Sycamore Creek; thence with the center of he north fork of said Sycamore creek the following calls: South 33 minutes 37 seconds 30 seconds West, 146.25 feet to a point; thence South 17 degrees 12 minutes 05 seconds West, 153.27 feet to a point; thence South 06 degrees 19 minutes West, 203.13 feet to a point; thence South 18 degrees 58 minutes 27 seconds West, 268.24 feet to a point; thence South 21 degrees 48 minutes 22 seconds West, 136.91 feet to a point; thence South 36 degrees 59 minutes 07 seconds West, 126.78 feet to a point; thence South 41 degrees 34 minutes 31 seconds West, 156.91 feet to a point; thence leaving the center of said north fork of Sycamore Creek South 48 degrees 25 minutes 29 seconds East, 17.82 feet to the point of beginning,

containing 16.01 acres, more or less.

INCLUDED in the above description but EXCLUDED THEREFROM is a portion of he above-described premises having been conveyed to Robertson County, Tennessee for road right of way containing 0.044 acres, more or less, and being more particularly described in Book 327, page 339, Register's Office for Robertson County, Tennessee.

RESTRICTIONS: The above-described property is subject to those restrictions appearing of record in Record Book 285, Page 280, Register's Office for Robertson County, Tennessee.

TEMPORARY ACCESS EASEMENT: Joel W. Hemphill owns an easement on the above-described property for ingress and egress to access his tract of land located west of and adjoining the above-described property, with the easement being across the bridge serving he property, and continuing across the property conveyed herein. This easement shall terminate at such time as Nadir Mardonov and his wife, Kseniia Svystunova, also known as Oxana Svystunova collectively purchase the adjoining tract belonging to Joel W. Hemphill, or at such time as Joel W. Hemphill constructs a bridge to serve the adjoining tact.

Being the same property as that conveyed to party of the first part by instrument of record at Record Book 1660, pages 349-350 in the Register's Office of Robertson County, Tennessee.

It is the party of the first part's intention by this deed to create an estate by the entireties in and to the entire interest in the real property described herein previously held by the party of the first part.

WITNESS the signature of party of the first part on this 9 day of August, 2021.

Nadir Mardonov

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of August, 2021, personally appeared before me Nadir Mardonov to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal, at office, this 9th day of August, 2021.

Cheyenne S. Locklear
Notary Public

My commission expires:

05/05/2025

CHEYENNE S. LOCKLEAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant

9th Subscribed and sworn to before me this day of August, 2021.

Cheyenne S. Locklear

Notary Public

My Commission expires:

05/05/2025

CHEYENNE S. LOCKLEAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State Tax: $ 0.00
Register's Fee: $ 2.00
Recording Fee : $ 10.00
Total: $ 12.00

New Property Owner and Mail Tax Bills to:

Nadir Mardonov and Kseniia Svystunova
5322 Huffman Road
Joelton, Tennessee 37080

Property Address:

5322 Huffman Road
Joelton, Tennessee 37080

Tax Parcel No.: