Karen Johnson Davidson County
Batch# 772449 DEEDQC
12/13/2021 09:32:59 AM 8 pgs
Fees: $42.00 Taxes: $0.00

20211213-0164474

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

CONSIDERATION CERTIFICATE

STATE OF _____)

COUNTY OF _____)

The actual consideration or value, whichever is greater for this transfer is $0.00 and other good and valuable consideration.

Subscribed an day of _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
OSC, Affiant
Subscribed and sworn before me this the
13 Day of Dec, 2021.
A. Hayes, Deputy Register
Notary Public

My Commission Expires: ____ / ____ / ____

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Andrian Pesik Hui Yang 1413 Station Four Old Hickory, TN 37138	[SAME]	Part of 09612003200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Andrian Pesik** and **Hui Yang** (collectively, "Grantor"), has bargained and by these presents does hereby transfer, quitclaim, and convey unto **Andrian Pesik** and **Hui Yang** (collectively, "Grantee"), their successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described on **Exhibit A** attached hereto.

tract 3

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2021 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.

GRANTOR:

Andrian Pesik

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrian Pesik**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness the 9th day of December, 2021.

Tanika M. Cox
Notary Public
Davidson County
Tennessee
Notary
Public

My Commission Expires: 5/9/23

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.

GRANTOR:

Hui Yang

Hui Yang

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hui Yang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness the 9th day of December, 2021.

Tanika M. Cox
State of Tennessee Notary Public
Davidson County

Tanika M. Cox

Notary Public

My Commission Expires: 5/9/23

EXHIBIT A

Land situated in the 14th Council District of Davidson County, Tennessee, and being more particular described as follows;

Commencing at the approximate centerline intersection of Waxhaw Drive & Lakeland Drive, thence in a easterly direction 205.9+/- feet to an to a point, on the northerly margin and end of Lakeland Drive at the southerly property line of lot 108 Hickory Bend, Section 1, of record in plat book 3300, page 38, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and being the point of beginning of herein described land;

thence with said line, South 81°04'11" East, a distance of 15.05 feet to a point at the southeast corner of lot 108;

thence leaving lot 108 with the new division line of tract 3 & 2, South 86°00'18" East, a distance of 523.00 feet to a point at the common corner of tract 1, 2 & 3;

with the new division line of tract 3 & 1 for the next six (6) calls;
thence, South 84°55'52" East, a distance of 218.73 feet to a point;
thence, South 89°00'09" East, a distance of 76.00 feet to a point;
thence, North 61°34'28" East, a distance of 199.39 feet to a point;
thence, North 41°53'25" East, a distance of 110.00 feet to a point;
thence, North 32°25'02" East, a distance of 435.00 feet to a point;
thence, North 73°10'08" West, a distance of 168.00 feet to a point on the easterly line of lot 12 on Hickory Bend, Section 1;

thence with said line, North 16°48'28" East, a distance of 55.27 feet to a point;
thence continuing with said line, with a curve turning to the left with an arc length of 39.42 feet, with a radius of 25.00 feet, with a chord bearing of North 28°02'00" West, with a chord length of 35.46 feet to a point on the southerly margin of Stewarts Ferry Pike;

with the southerly margin of Stewarts Ferry Pike for the next three (3) calls;
thence, South 73°25'35" East, a distance of 40.07 feet to a point;
thence, South 65°16'18" East, a distance of 207.51 feet to a point;
thence, South 73°22'47" East, a distance of 84.11 feet to a point on the intersection of the westerly margin of McCrory Creek Road and southerly margin of Stewarts Ferry Pike;

with westerly margin of McCrory Creek Road for the next nine (9) calls;
thence, South 26°56'01" West, a distance of 11.87 feet to a point;

thence with a curve turning to the right with an arc length of 371.63 feet, with a radius of 2551.85 feet, with a chord bearing of South 31°03'14" West, with a chord length of 371.30 feet to a point;
thence, South 35°28'39" West, a distance of 364.53 feet to a point;
thence with a curve turning to the right with an arc length of 113.85 feet, with a radius of 216.22 feet, with a chord bearing of South 49°52'14" West, with a chord length of 112.54 feet to a point;
thence, North 24°34'51" West, a distance of 10.00 feet to a point;
thence with a curve turning to the right with an arc length of 112.21 feet, with a radius of 256.50 feet, with a chord bearing of South 77°57'11" West, with a chord length of 111.32 feet to a point;
thence, North 89°30'51" West, a distance of 247.71 feet to a point;
thence, North 89°30'51" West, a distance of 17.97 feet to a point;
thence with a curve turning to the left with an arc length of 186.27 feet, with a radius of 460.61 feet, with a chord bearing of South 78°54'00" West, with a chord length of 185.01 feet to a point at the southeast corner of lot 1, on Lucius Agee Property of record in plat book 4660, page 18, R.O.D.C., TN;

thence with said line, North 02°33'37" East, a distance of 6.50 feet to a point;
thence continuing with said line, North 86°06'04" West, a distance of 359.12 feet to a point;

thence with said line, North 66°51'49" West, a distance of 80.49 feet to a point at the southeast corner of lot 107, on Hickory Bend, Section 1;

thence with said line of Lakeland Drive, North 08°34'36" East, a distance of 130.00 feet to a point at the northeast corner of lot 107 and at the southerly margin Lakeland Drive at the end;

thence crossing the end of Lakeland Drive, North 08°34'36" East, a distance of 60.00 feet to the point of beginning of herein described land, having an area of 300,467.20 square feet or 6.90 acres more or less;

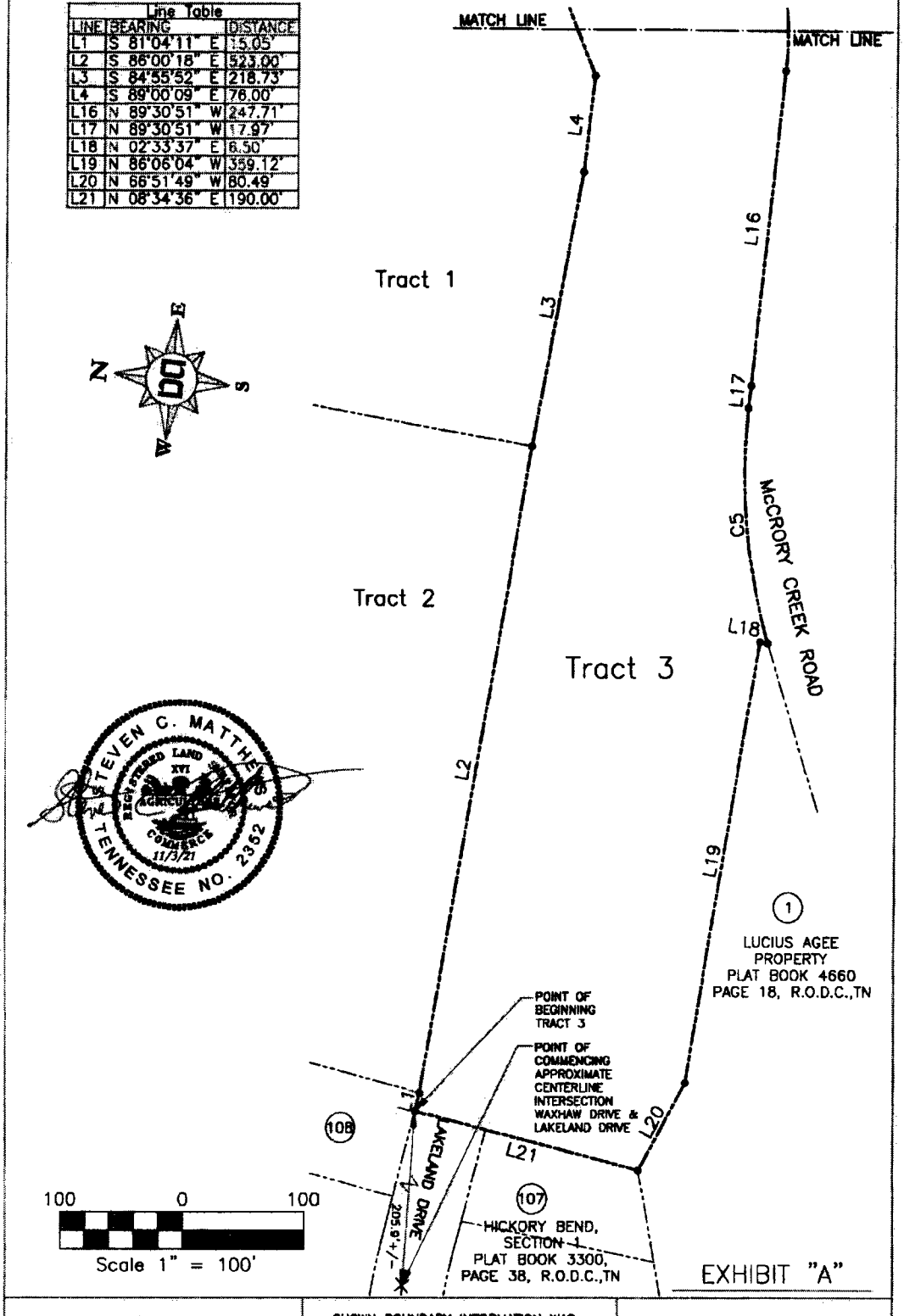
This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on October 15, 2021, and is based on a survey by R. Scott Cherry #1512, dated May 27, 2008.

Being a portion of Tract I & Tract II, the same property conveyed to Andrian Pesik and Hui Yang, by Warranty Deed from Timothy McAdams, dated January 31, 2018, of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20180202-0010962.

The above-described property being further illustrated in the following pages.

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	186.27'	460.61'	23°10'14"	S 76°54'00" W	185.01'

Line Table		
LINE	BEARING	DISTANCE
L1	S 81°04'11" E	15.05'
L2	S 86°00'18" E	523.00'
L3	S 84°55'52" E	218.73'
L4	S 89°00'09" E	76.00'
L16	N 89°30'51" W	247.71'
L17	N 89°30'51" W	17.97'
L18	N 02°33'37" E	6.50'
L19	N 86°06'04" W	359.12'
L20	N 66°51'49" W	80.49'
L21	N 08°34'36" E	190.00'



STEVEN C. MATTHEWS
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2352
11/3/21

THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820.03-7 AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.

SHOWN BOUNDARY INFORMATION WAS TAKEN FROM ON A SURVEY BY R. SCOTT CHERRY #1512, DATED MAY 27, 2008;

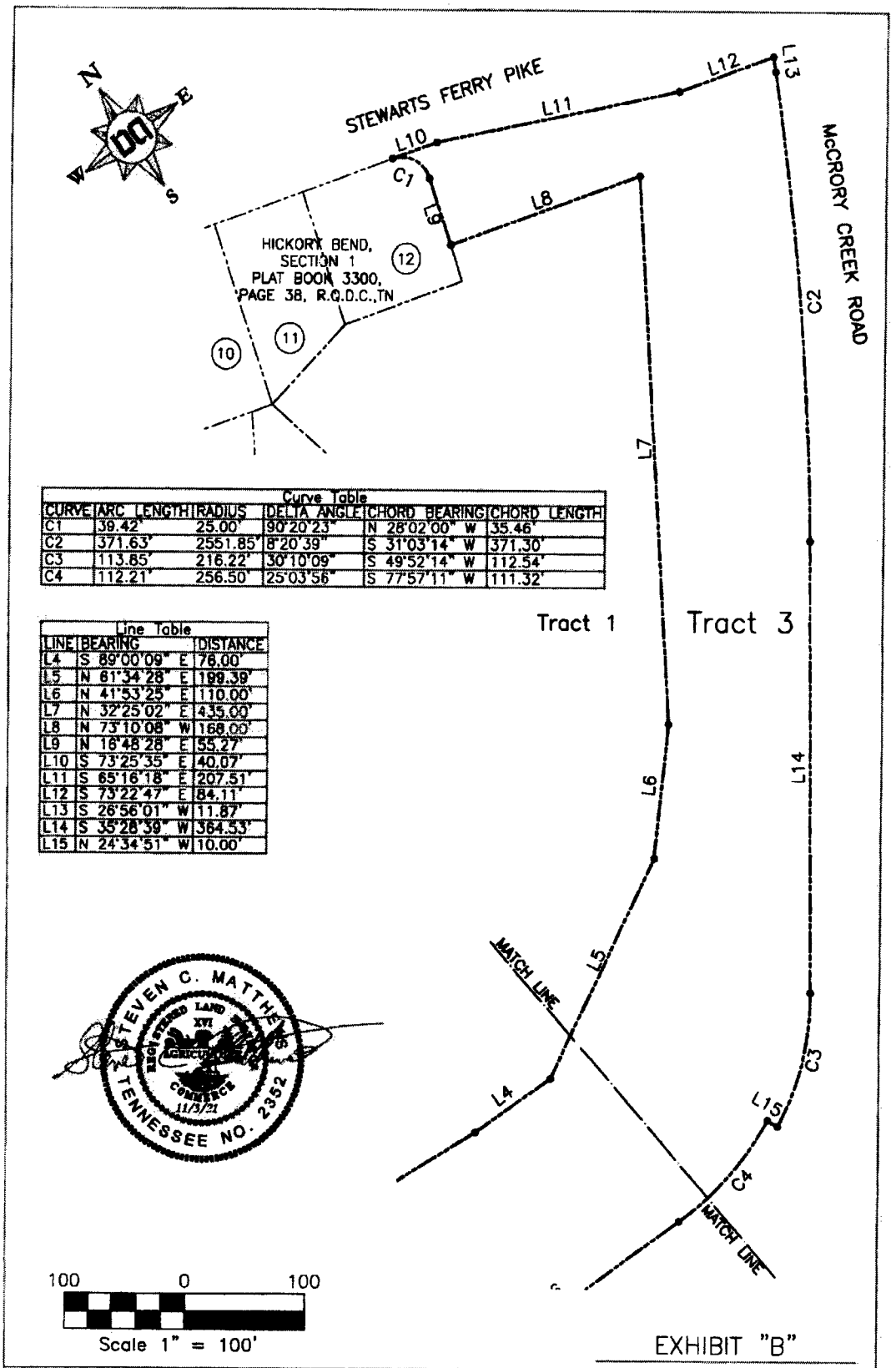
NO CORNERS WERE SET OR RESET AT THE TIME OF THIS INSPECTION.

MAP SHOWING
Tract Three
FROM
ANDRIAN PESIK & HUI YANG

Dale & Associates
Consulting Civil Engineering/Land Planning & Zoning
Landscape Architecture/Surveying
516 Heather Place Nashville, Tn 37204 (615) 297-5166
steve@daleandassociates.net

Owner: Andrian Pesik & Hui Yang | Instrument No: 20180202-0010962 R.O.D.C., TN. | Scale: 1:=100'

Parcel No: 32 on Tax Map: 96-12 | Date: 11/3/2021 | By: Dale & Associates; Project #: 19143 | Sheet: 1 of 2



Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.42'	25.00'	90°20'23"	N 28°02'00" W	35.46'
C2	371.63'	2551.85'	8°20'39"	S 31°03'14" W	371.30'
C3	113.65'	216.22'	30°10'09"	S 49°52'14" W	112.54'
C4	112.21'	256.50'	25°03'56"	S 77°57'11" W	111.32'

Line Table

LINE	BEARING	DISTANCE
L4	S 89°00'09" E	76.00'
L5	N 61°34'28" E	199.39'
L6	N 41°53'25" E	110.00'
L7	N 32°25'02" E	435.00'
L8	N 73°10'08" W	168.00'
L9	N 16°48'28" E	55.27'
L10	S 73°25'35" E	40.07'
L11	S 65°16'18" E	207.51'
L12	S 73°22'47" E	84.11'
L13	S 26°56'01" W	11.87'
L14	S 35°28'39" W	364.53'
L15	N 24°34'51" W	10.00'

EXHIBIT "B"

THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820.03-7 AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.

SHOWN BOUNDARY INFORMATION WAS TAKEN FROM ON A SURVEY BY R. SCOTT CHERRY #1512, DATED MAY 27, 2008;

NO CORNERS WERE SET OR RESET AT THE TIME OF THIS INSPECTION.

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