Karen Johnson Davidson County
Batch# 772451 DEEDQC
12/13/2021 09:34:04 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20211213-0164480

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 a
day of ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, 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 1

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
State of Tennessee
Notary Public
Davidson County

Notary Public

My Commission Expires: 5/1/23

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 4th day of December, 2021.

Tanika M. Cox
State of Tennessee
Notary Public
Davidson County

Tanika M. Cox
Notary Public

My Commission Expires: 5/1/23

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 Hickory Bend Drive & Cloverwood Drive, thence in an easterly direction 786.3+/- feet to a broken concrete monument found, on the southerly margin of Cloverwood Drive, at the northeast corner of lot 32 on 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 southerly margin, South 50°16'01" East, a distance of 23.48 feet to a point at the end of Cloverwood Drive;

thence said margin, North 41°29'55" East, a distance of 50.00 feet to a 1/2" iron rod found, at the southeast corner of lot 13;

thence with said line, North 41°19'55" East, a distance of 94.77 feet to a point;

thence with said line, North 13°55'58" West, a distance of 120.71 feet to a point at the common rear corner of lots 10, 11 & 13;

thence with the rear line of 11, North 79°49'16" East, a distance of 87.56 feet to a point at the common rear corner of lot 11 & 12;

thence with said line, South 73°10'08" East, a distance of 104.99 feet a point at the southeast corner of lot 12;

thence with said line, North 16°48'28" East, a distance of 30.00 feet to a point at the new division line of tract 1 & 2;

with the new division for the next six (6) calls;
thence, South 73°10'08" East, a distance of 168.00 feet to a point;
thence, South 32°25'02" West, a distance of 435.00 feet to a point;
thence, South 41°53'25" West, a distance of 110.00 feet to a point;
thence, South 61°34'28" West, a distance of 199.39 feet to a point;
thence, North 89°00'09" West, a distance of 76.00 feet to a point;
thence, North 84°55'52" West, a distance of 218.73 feet to a point at the new division line and common corner of tracts 1, 2 & 3;

thence with the new division line of tract 1 & 2, North 04°01'32" East, a distance of 295.44 feet to a point at the rear of lot 29 on Hickory Bend, Section 1;

thence with the rears of lot 29 and 30, South 85°58'28" East, a distance of 78.80 feet to a point in the rear of lot 30;

thence with the rear of lot 30 & 31, South 85°58'28" East, a distance of 94.43 feet to a point at the rear common corner of lot 31 & 32;

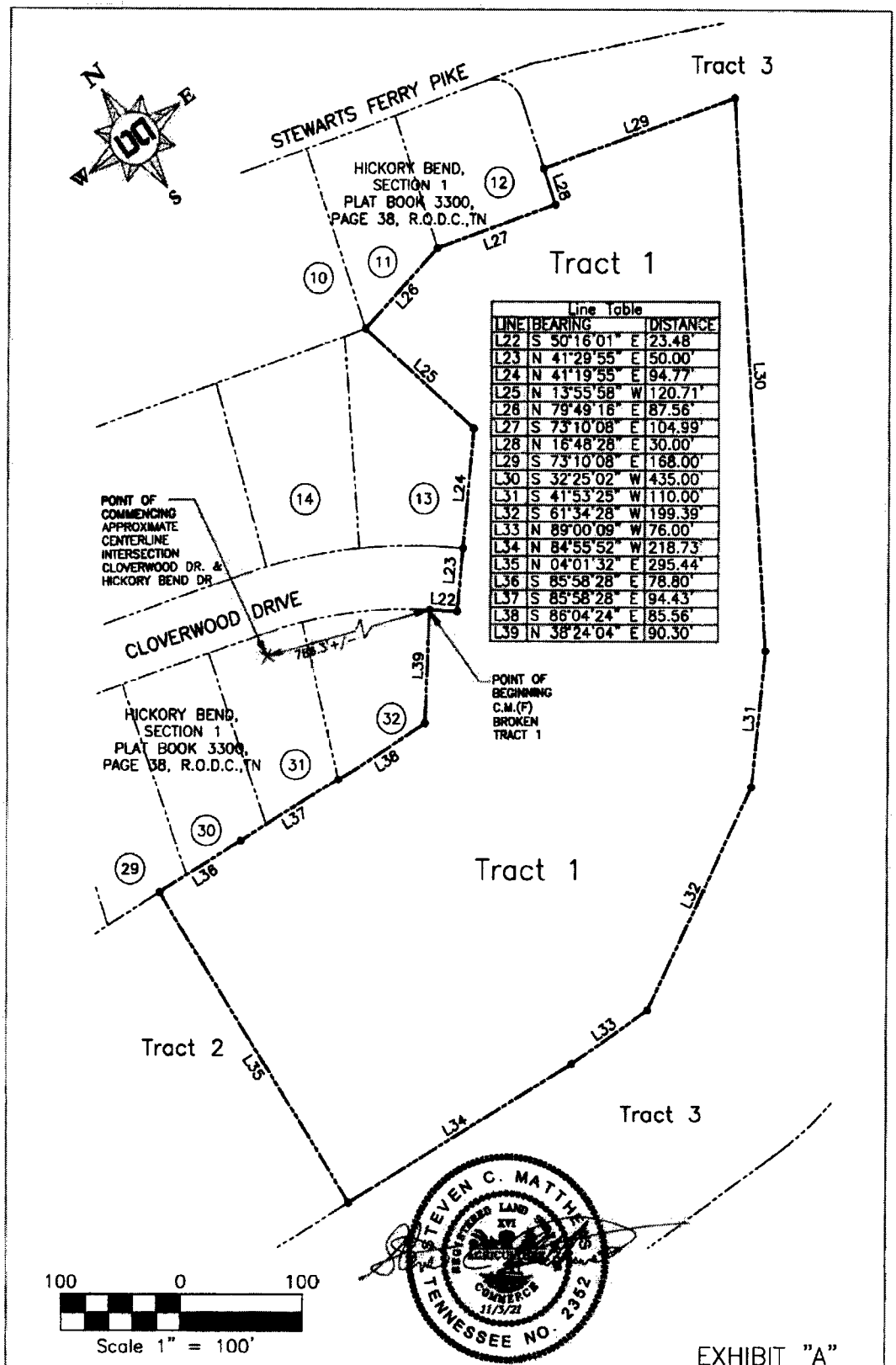
thence with the rear of lot 32, South 86°04'24" East, a distance of 85.56 feet to a concrete monument found at the southeast corner of lot 32;

thence continuing with said line, North 38°24'04" East, a distance of 90.30 feet to the point of beginning of herein described land, having an area of 231,970.41 square feet or 5.33 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 page.



Line Table		
LINE	BEARING	DISTANCE
L22	S 50°16'01" E	23.48'
L23	N 41°29'55" E	50.00'
L24	N 41°19'55" E	94.77'
L25	N 13°55'58" W	120.71'
L26	N 79°49'16" E	87.56'
L27	S 73°10'08" E	104.99'
L28	N 16°48'28" E	30.00'
L29	S 73°10'08" E	168.00'
L30	S 32°25'02" W	435.00'
L31	S 41°53'25" W	110.00'
L32	S 61°34'28" W	199.39'
L33	N 89°00'09" W	76.00'
L34	N 84°55'52" W	218.73'
L35	N 04°01'32" E	295.44'
L36	S 85°58'28" E	78.80'
L37	S 85°58'28" E	94.43'
L38	S 86°04'24" E	85.56'
L39	N 38°24'04" E	90.30'

EXHIBIT "A"

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 One
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@dalesandassociates.net

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

Parcel No: 32 on Tax Map: 95-12 | Date: 11/3/2021 | By: Dale & Associates; Project #: 19143 | Sheet: 1 of 1