Karen Johnson Davidson County
Batch# 772452 DEEDQC
12/13/2021 09:34:59 AM 7 pgs
Fees: $37.00 Taxes: $0.00

20211213-0164481

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.

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

Subscribed an
day of _____

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 2

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

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.

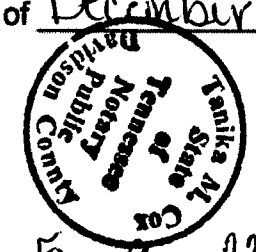
GRANTOR:

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
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 Hickory Bend Drive & Cloverwood Drive, thence in a southerly direction 116.2+/- feet to a point, on the easterly unimproved margin of Hickory Bend Drive along lot 24 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 margin, with a curve turning to the left with an arc length of 40.26 feet, with a radius of 304.60 feet, with a chord bearing of South 04°04'31" West, with a chord length of 40.23 feet to a point at the southwest corner of lot 24;

thence continuing with said line, North 89°56'59" East, a distance of 106.90 feet to a point at the common rear corner of lots 24 & 25;

thence with the rear of lots 25 thru 27, South 47°10'04" East, a distance of 239.01 feet to a point;

thence with the rear of lots 27 thru 29, South 85°58'28" East, a distance of 147.91 feet to a point at the new division line of tract 2 & 1;

thence with the new division line, South 04°01'32" West, a distance of 295.44 feet to a point at the common corner of tract 1, 2 & 3;

thence continuing with the new division line of tract 2 & 3, North 86°00'18" West, a distance of 523.00 feet to a point at the southeast corner of lot 108, on Hickory Bend, Section 1;

thence with the easterly line of lot 108, North 08°32'31" East, a distance of 95.11 feet to a point;

thence with the rear line of lot 108, 110 thru 113, North 21°11'29" West, a distance of 410.70 feet to a point at the common corner of lot 114 and 143 & 144 on Hickory Bend, Section 1A, of record in plat book 3842, page 148, R.O.D.C., TN;

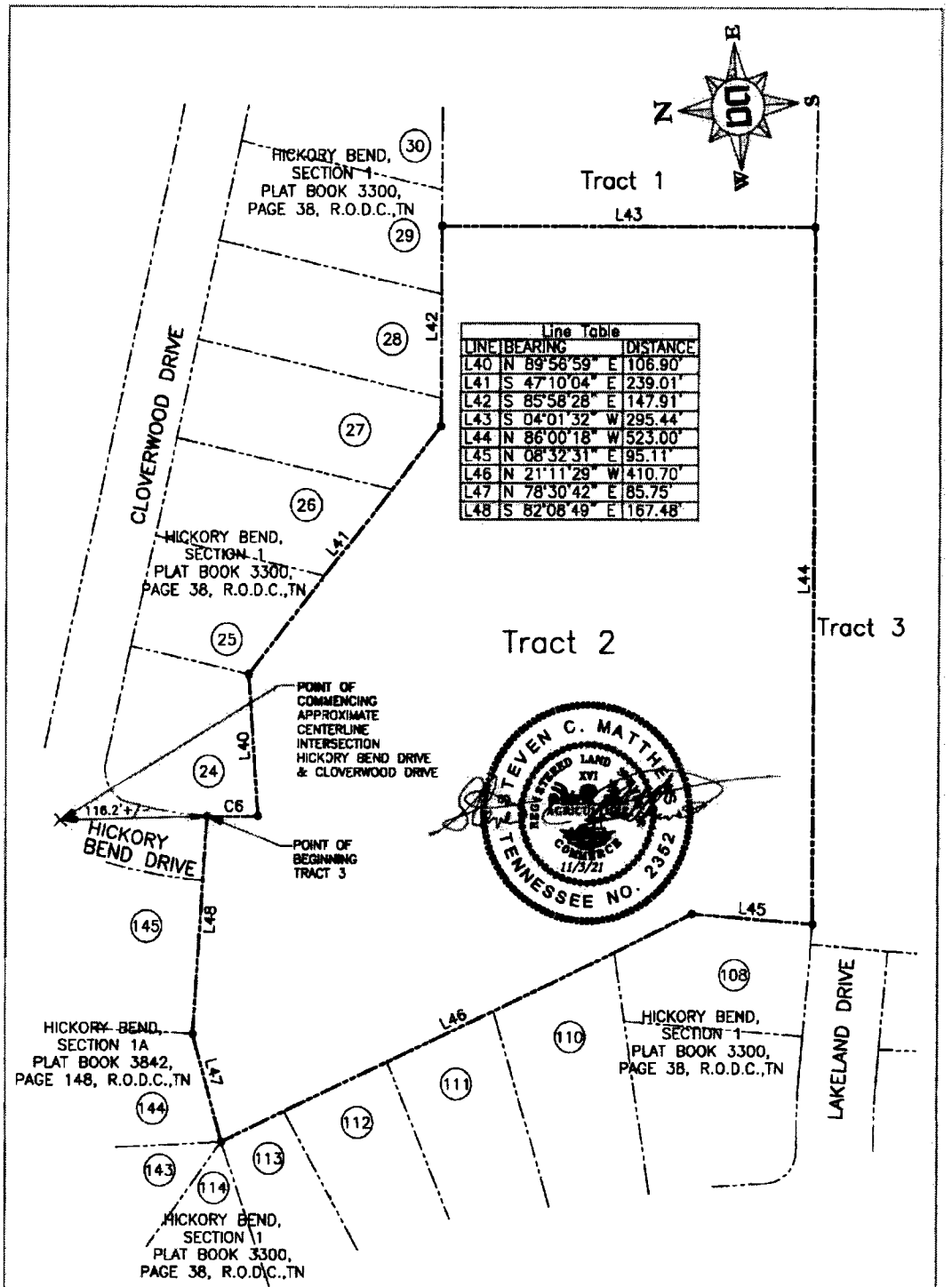
thence with the rear line of lot 144, North 78°30'42" East, a distance of 85.75 feet to a point to the common rear corner of lot 144 & 145;

thence with the rear line of 145 and the end of the unimproved Hickory Bend Drive, South 82°08'49" East, a distance of 167.48 feet to the point of beginning of herein described land, having an area of 231,329.24 square feet or 5.31 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
L40	N 89°56'59" E	106.90'
L41	S 47°10'04" E	239.01'
L42	S 85°58'28" E	147.91'
L43	S 04°01'32" W	295.44'
L44	N 86°00'18" W	523.00'
L45	N 08°32'31" E	95.11'
L46	N 21°11'29" W	410.70'
L47	N 78°30'42" E	85.75'
L48	S 82°08'49" E	167.48'

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	40.26'	304.60'	7°34'22"	S 04°04'31" W	40.23'

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 Two
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 1