Karen Johnson Davidson County
Batch# 961243 DEEDQC
01/17/2023 08:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230117-0003196

Prepared by:

Gordon Law Group, PLC
105 Westpark Dr. Ste 350
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $10

Affiant

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2025

Subscribed and sworn to before me, this the 16th day of JANUARY 2023.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Trustee of 7400 Old Charlotte Pike Trust 7400 Old Charlotte Pike Nashville, TN 37209	SAME	114-00-0-027.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BU THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda S. Constantine-Dudash and husband, Stephan Dudash,

HEREIN AFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTES DO TRANSFER AND CONVEY UNTO

Stephan R. Dudash and Linda S. Dudash, Trustees of the 7400 Old Charlotte Pike Trust dated February 2, 2022,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

See attached Exhibit A

Being all of the same property conveyed to Linda S. Constantine-Dudash and husband, Stephan Dudash, by Warranty Deed, from Joyce E. Walker, unmarried, of record Instrument No. 20180629-0063108 dated June 27, 2018.

This property commonly known as 7400 Old Charlotte Pike, Nashville, TN 37209

This conveyance is subject to all restrictions, easements, and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of January, 2023.

Linda S. Constantine-Dudash, Grantor

Stephan Dudash, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda S. Constantine-Dudash and Stephan Dudash, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 16th day of January, 2023.

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-13-2025

Notary Public

EXHIBIT "A"

Being a parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located north of Old Charlotte Pike and West of Sawyer Brown Road, this tract is part of parcel 027.00, belonging to Joyce Walker as shown on Map 114-00 as evidenced in Deed Book 7870 Page 967, in the Register's Office for Davidson County, Tennessee (RODCT), being more particularly described as follows:

BEGINNING at the intersection of the north margin of Old Charlotte Pike and the West margin of Sawyer Brown Road, said point being the southeast comer of the property herein described, thence:

I) Beginning on an iron pin on the north margin of Old Charlotte Pike, with said margin, North 81 degrees 09 minutes 23 seconds West a distance of 442.30 feet to a point, said point being the southwest comer of the property herein described, said point also being the southeast comer of parcel 328.00, belonging to Nancy Walker as shown on map 114-00 as evidenced in instrument number 20001229-0127541, instrument 20010105- 0001771, instrument number 1 9991222-0306213, and instrument number 20010807- 0084727 in the Register's Office for Davidson County, Tennessee, (RODCT), thence:

2) Leaving the north margin of Old Charlotte Pike and following the west line of the property herein described, and with the west line of Parcel 328.00, North 09 degrees 02 minutes 55 seconds East a distance of 135.00 feet to a point, thence:

3) Continuing with said common line, North 06 degrees 06 minutes 28 seconds West, a distance of 81.50 feet to a point, thence:

4) Continuing with said common line, North 11 degrees 00 minutes 04 seconds West, a distance of 80.50 feet to a point, thence:

5) Continuing with said common line, North 13 degrees 37 minutes 49 seconds West, a distance of 57.30 feet to a point, thence:

6) Leaving the common line of Parcel 328 and severing the property of Joyce Walker with a new line, North 13 degrees 37 minutes 49 seconds West, a distance of 33.40 feet to an iron pin, thence:

7) Continuing with the new line, North 56 degrees 17 minutes 27 seconds West, a distance of I 00.50 feet to an iron pin, thence;

8) Continuing with the new line, North 02 degrees 56 minutes 4 7 seconds West, a distance of 79.50 feet to an iron pin, thence;

9) Continuing with the new line, North 30 degrees 11 minutes 20 seconds West, a distance of 153.90 feet to an iron pin, thence;

10) Continuing with the new line, North 12 degrees 07 minutes 33 seconds West, a distance of 78.90 feet to an iron pin, thence;

11) Continuing with the new line, North 84 degrees 09 minutes 27 seconds West, a distance of 246.50 feet to an iron pin, said iron pin being on the east line of Parcel 341.00, belonging to Hawkins as shown on Map 114-00, as evidenced in instrument number 20120423-0034452, (RODCT), thence;

12) With the west line of the property herein described, and with the east line of Parcel 341.00, North 05 degrees 50 minutes 33 seconds East a distance of367.40 feet to an iron pin, said iron pin being the northwest comer of the property herein described, said iron pin being on the southwest

margin of River Road Pike, and said iron pin being the northeast comer of Parcel 341.00, thence; With the southwest margin of River Road Pike, South 35 degrees 43 minutes 32 seconds East, a distance of 400.40 feet to an iron pin, thence:

14) Continuing with a southwest margin of River Road Pike, North 54 degrees 16 minutes 28 seconds East a distance of 5.00 feet to an iron pin, thence:

15) Continuing with a southwest margin of River Road Pike, South 35 degrees 43 minutes 32 seconds East a distance of 925.30 feet to an iron pin, at the beginning of a curve to the left, thence:

16) Continuing with the southwest margin of River Road Pike, with a curve to the left, (said curve having a delta angle of 13 degrees 00 minutes 11 seconds and said curve having a chord direction of South 42 degrees 13 minutes 37 seconds East, and said curve having a chord distance of 114.94 feet, and said curve having a radius of 507.53 feet) an arc length of 115.18 feet to an iron pin, said iron pin being at the intersection of the southwest margin of River Road Pike and the west margin of Sawyer Brown Road, thence:

17) With the west margin of Sawyer Brown Road, South IO degrees 04 minutes 54 seconds West a distance of 27.30 feet to an iron pin, said iron pin being the BEGINNING, containing 5.0027 acres or 217,919 square feet more or less, according to a survey by Jesse E. Walker, RLS dated June 19, 2018.

Certificate of Authenticity

I, David P. Steire, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/16/2023.

Date

Affiant Signature

1/16/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of January, 2023.

Notary's Signature

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)