Karen Johnson Davidson County
Batch# 997438 DEEDQC
04/28/2023 01:39:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20230428-0031530

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle Suite 200
Franklin, TN 37067
Attn: Jon E. Field, Esq.

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Ava Madison, LLC 3060 Peachtree Rd., Suite 960 Atlanta, Georgia 30305 Attn: Wesley Taubel	Ava Madison, LLC 3060 Peachtree Rd., Suite 960 Atlanta, Georgia 30305 Attn: Wesley Taubel	026-00-0-032.00 026-00-0-033.00 026-00-0-131.00 026-00-0-132.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **AVA MADISON, LLC** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **AVA MADISON, LLC** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

This Property is being conveyed from Grantor to Grantor for the purpose of combining all of the parcels that make up the Property, as listed above, into a single parcel, as legally described on **Exhibit A**, and implementing a new legal description of the Property prepared using the Tennessee State Plane Coordinate System. A mapped depiction of the resulting combined parcel is attached hereto as **Exhibit B.**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and be effective on this 19TH day of April, 2023.

GRANTOR:

AVA MADISON, LLC
a GEORGIA limited liability company

By: _____
Name: Wesley Taubel
Its: Manager

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Wesley Taubel, Manager of Ava Madison, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of Wesley Taubel, as such Manager.

Witness my hand and official seal this 19TH day of April, 2023.

My Commission Expires:

Dec. 14, 2026

Charles Gibney
Notary Public

CHARLES GIBNEY NOTARY EXPIRES GEORGIA Dec. 14, 2026 PUBLIC FULTON COUNTY

STATE OF Georgia

COUNTY OF Fulton

The actual consideration for or value of, whichever is greater, for this transaction is $10.00.

Affiant

Sworn to and subscribed before me,
this 19 day of April, 2023.

Charles Gibney
NOTARY PUBLIC

My Commission Expires: Dec. 14, 2026

CHARLES GIBNEY NOTARY EXPIRES GEORGIA Dec. 14, 2026 PUBLIC FULTON COUNTY

Survey Legal Description

Being land situated in the 10th Council District of Davidson County, Tennessee, and is more particularly described as follows;

Commencing at the approximate intersection of Liberty Lane and Peeples Court, in an easterly direction 62.8+/- feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the southeast corner of Luke J. Maddux of record in Instrument Number: 20191105-0114350, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), on the existing northerly margin of Peeples Court, at approximate Tennessee state plane coordinate location of, N:720,652.19, E:1,765,239.37, at the southwesterly most corner of the subject property and being the point of beginning of herein described land;

thence with said line, North 31°20'45" East, a distance of 412.80 feet to a 1/2" iron rod found, having no cap, at the southeast corner of Thomas P. Burroughs Jr., & Maymie Paulette Burroughs property of record in deed book 8495, page 368, R.O.D.C., TN;

thence with said line, North 32°17'26" East, a distance of 89.45 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence, North 26°57'57" East, a distance of 139.03 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap at the southeast corner of Thomas P. Burroughs Jr., & Maymie Paulette Burroughs property of record in instrument number, 20150701-0063808, R.O.D.C., TN;

thence with said line, North 24°27'23" East, a distance of 123.00 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence with said line, North 05°45'15" East, a distance of 125.00 feet to a 1/2" iron rod found, set by Bruce Rainey, TN RLS#823, at the northeast corner of Borroughs property;

thence with said line, South 86°45'13" West, a distance of 417.81 feet to a 1/2" iron rod found, set by Bruce Rainey, TN RLS#823, on the easterly margin of Liberty Lane;

thence with said margin, North 01°21'09" West, a distance of 315.96 feet to a 1/2" iron rod found, set by Bruce Rainey, TN RLS#823, on the southerly line of lot 157, Windsor Green, Phase 1, Section 3, of record in plat book 6250, page 45, R.O.D.C., TN;

thence with said line, North 72°10'15" East, a distance of 115.71 feet to a 1/2" iron rod found, having no cap, at the common rear corner of lots 157 & 164;

thence with said line, North 71°56'42" East, a distance of 91.10 feet to a 1/2" iron rod found, having no cap, at the common rear corner of lots 164 & 165;

thence with said line, North 72°09'13" East, a distance of 99.58 feet to a 1/2" iron rod found, having no cap, at the common rear corner of lots 165 & 166;

thence with the rear of lot 166 & 175, North 71°54'03" East, a distance of 145.28 feet to a 1/2" iron rod found, having no cap, at the common rear corner of lots 175 & 176;

thence with lots 176 thru 179, North 71°56'44" East, a distance of 53.39 feet to a 1/2" iron rod found, having no cap, at the southeast corner of lot 176;

thence with easterly lines of lots 176 thru 179, North 07°44'06" East, a distance of 401.48 feet to a 1/2" iron rod found, having no cap, at the break in the easterly line of lots 179;

thence with said line, North 37°24'06" East, a distance of 14.26 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the common easterly corner of lot 179 & 180;

thence with said line, North 08°08'48" East, a distance of 58.57 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap, at the common easterly corner of lot 180 & 187 on Windson Green, Phase 2, Section 1, of record in plat book 6250, page 989, R.O.D.C., TN;

thence with the easterly lines of lots 187, 188, 197 thru 199, and 207, North 08°08'34" East, a distance of 636.50 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;

thence with said line, North 05°26'09" East, a distance of 179.87 feet to a 1/2" iron rod found, having no cap, at the southeast corner of Windson Green Homeowners Association, Phase I & II, of record in deed book 7864, page 369, R.O.D.C., TN;

thence with said line, North 44°26'25" East, a distance of 128.84 feet to a point in Manskers Creek;

thence with said creek, South 89°47'09" East, a distance of 69.02 feet to a point, at the northwest corner of Yanique Diskin property know as Tract 2, of record in Instrument Number: 20020705-0081284, R.O.D.C., TN;

thence with said line, South 18°07'28" East, a distance of 2518.89 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap at the southwest corner of Yanique Diskin property know as Tract 1, of record in Instrument Number: 20020705-0081284, R.O.D.C., TN on the northerly margin of Peeples Court;

with said margin for the next six (6) calls:
thence with a curve turning to the left with an arc length of 598.93 feet, with a radius of 5934.58 feet, with a chord bearing of South 67°51'54" West, with a chord length of 598.67 feet to a concrete highway monument found;
thence, South 64°58'26" West, a distance of 17.16 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, South 64°58'26" West, a distance of 77.80 feet to a concrete highway monument found;

thence with a curve turning to the right with an arc length of 697.73 feet, with a radius of 924.93 feet, with a chord bearing of South 86°35'05" West, with a chord length of 681.30 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence, North 71°48'17" West, a distance of 218.58 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap;
thence with a curve turning to the right with an arc length of 47.27 feet, with a radius of 75.00 feet, with a chord bearing of North 53°45'00" West, with a chord length of 46.49 feet to the point of beginning of herein described land, having an area of 2235823.77 square feet or 51.33 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 June 21, 2022, and is based on June 7, 2022, ALTA/NSPS Land Title Survey under project number 21084;

(Parcels 32, 33 & 131)
Being the same property conveyed to Austin M. Writesman & Jack Nixon, by Warranty Deed from Helen Diskin Bonja, William F. Diskin, Joseph T. Marino, Patricia Sakia, Jacklyn Pomales and Eileen Taylor; and Carol Ann Cervenka and Bridgett Ann Williams, Co-Trustee of the Patti Lillian Diskin Revocable Trust Dated September 27, 2000, dated February 5, 2004, of record in Instrument Number 20040206-0014970, R.O.D.C., TN;

(Parcel 132)
Being the same property conveyed to Betty Yow Hooper, Trustee, by Quitclaim Deed from Betty Yow Hooper and Husband Wallace W. Hooper, Wallace Wayne Hooper, Jr., A/K/A Wallace W. Hooper, Jr., Unmarried, Albert David Hooper and wife Lynne Elizabeth Robinson Hooper, and Jennifer M. Hooper Botsko, and Husband Mark S. Bartsko, dated June 21, 1996, of record in Deed Book 10240, Page 963, R.O.D.C., TN;

All being the same property conveyed to Ava Madison, LLC by Warranty Deed recorded as Instrument No. 20220802-0087654, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Map of Combined Parcel

[Attached]

400 0 400

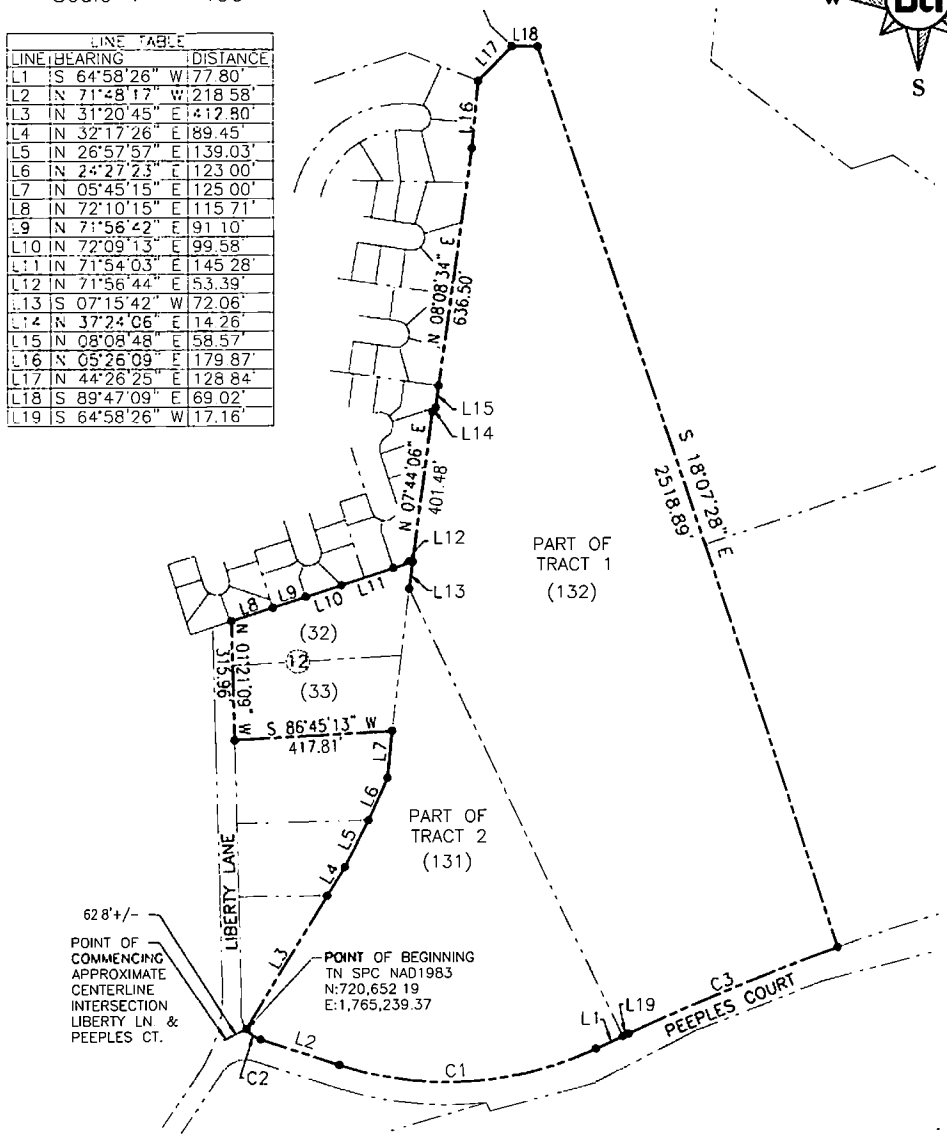
Scale 1" = 400'

N

W E

S

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°58'26" W	77.80'
L2	N 71°48'17" W	218.58'
L3	N 31°20'45" E	412.80'
L4	N 32°17'26" E	89.45'
L5	N 26°57'57" E	139.03'
L6	N 24°27'23" E	123.00'
L7	N 05°45'15" E	125.00'
L8	N 72°10'15" E	115.71'
L9	N 71°56'42" E	91.10'
L10	N 72°09'13" E	99.58'
L11	N 71°54'03" E	145.28'
L12	N 71°56'44" E	53.39'
L13	S 07°15'42" W	72.06'
L14	N 37°24'06" E	14.26'
L15	N 08°08'48" E	58.57'
L16	N 05°26'09" E	179.87'
L17	N 44°26'25" E	128.84'
L18	S 89°47'09" E	69.02'
L19	S 64°58'26" W	17.16'



LEGEND

- PROPERTY CORNER
- (12) LOT NUMBER
- (32) PARCEL NUMBER
- PROPERTY LINE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	697.73'	924.93'	43°13'17"	S 86°35'05" W	681.30'
C2	47.27'	75.00'	36°06'34"	N 53°45'00" W	46.49'
C3	598.93'	5934.58'	5°46'57"	S 67°51'54" W	598.67'

LEGAL DESCRIPTION EXHIBIT

Liberty Hill

0 LIBERTY LANE & 0 PEEPLES COURT

OWNER: AVA MADISON, LLC

ADDRESS: 3060 PEACHTREE RD, SUITE 960

CITY: ATLANTA, GA 30305

PARCELS 32, 33, 131, & 132 ON TAX MAP 26

INST NO.: 20220802-0087654

DATE: 2/2/2023

PROJECT #: 21084

STEVEN C. MATTHEWS REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE 02/02/23 TENNESSEE NO. 2352

Dale & Associates

Consulting Civil Engineering/Land Planning & Zoning

Landscape Architecture/Surveying

516 Heather Place Nashville, Tn 37204 (615) 297-5166

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 **April 19, 2023** (date of document).

Carole M. Maxson

4/26/23
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On 4/26/23, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11·5·24



TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 **April 19, 2023** (date of document).

Carole M. Maxson

4/26/23
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On 4/26/23, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11-5-24

