Karen Johnson Davidson County
Batch# 1369193 DEEDQC
01/13/2026 07:44:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260113-0002828

QUITCLAIM DEED

PATRICK HUNTER STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Leena Dang, Trustee **The Benjamin Dang Irrevocable Trust**	**NEW OWNER**	**044-00-0-010.00** **044-00-0-030.00** **044-00-0-029.00** **044-00-0-039.00** **044-00-0-028.00**
3312 Nevada Avenue **Nshville, Tennessee 37209**		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of January, 2026, the undersigned, **BENJAMIN DANG** (hereinafter collectively and/ or individually referred to as the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **THE BENJAMIN DANG IRREVOCABLE TRUST DATED JANUARY 9, 2026, LEENA DANG, TRUSTEE,** (hereinafter collectively and/ or individually referred to as the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **321 CLAUDIA DRIVE, OLD HICKORY, TENNESSEE 37138** and more particularly described as follows:

Parcel 1: (044-00-2-010.00)

Land in the Fourth Civil District of Davidson County, Tennessee according to a survey by John D. McCormick, Surveyor dated October 13, 1973 and described as follows:

Beginning at a point in the Southeasterly margin of Claudia Drive at a point where said Drive intersects with the Northeasterly corner of the tract herein conveyed, thence South 40 degrees 44 minutes East 43.6 feet to an iron pin, thence South 40 degrees 44 minutes East 368.4 feet to a monument on the Southeasterly corner of the tract herein conveyed, thence South 35 degrees 09 minutes West 677.6 feet to an iron pin corner to an 11.5 acre tract described on the above survey and of record in Book 4761, page 634, Register's Offcie for Davidson County; thence with the line of said tract North 34 degrees 09 minutes West 433.7 feet to an iron pin; thence North 34 degrees 09 minutes West 25.7 feet to a point in the center of Claudia Drive as described in Book 4763, page 743 Register's Office for Davidson County; thence with the center of Claudia Drive North 41 degrees 56 minutes West 609.5 feet to the point of beginning, and containing 5.58 acres more or less, according to the aforementioned survey.

Included in the above description but specifically excluded from the property herein conveyed ia that right of way easement conveyed to Crandall in Book 4763, Page 743, Register's Office for Davidson County and described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally Southerly from Claudia Drive to an 11.5 acre tract and a 12.1 acre tract purchased from Grantors by John L. Crandall in separate deeds. This strip of land is described as follows:

Beginning at a concrete monument in the Southwest corner of Claudia Drive where it intersects the Northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also being the Northwest corner of the within described land; thence North 40 degrees 44 minutes West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve goin generally South with a radius of 63.83 and length og 83.98 feet to a point; thence South 26 degrees 05 minutes East 17.5 feet to an iron pin; thence Southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 degrees 56 minutes West 529.5 feet to an iron pin in the Northerly boundary of said 12.1 acre tract purchased by John L. Crandall and then continuing with the Northerly boundary of said 12.1 acre tract South 46 degrees 28 minutes East 25.03 feet to a point; thence South 34 degrees 09 minutes East 25.7 feet along the Northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41 degrees 56 minutes East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26 degrees 05 minutes West 17.5 feet to an iron pin; thence with a curve and in a generally Northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point beginning.

Parcel 2: (044-00-0-030.00)

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Land Surveyor, dated October 13, 1973, being a 50-foot-wide strip of land extending generally southerly from Claudia Drive to a 11.5 acre tract and 12.1 acre tract and described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also, being the northwest corner of the within described land; thence North 40 deg 44' West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally South with a radius of 63.83 feet and a length of 83.98 feet to a pointl thence South 26 deg 05' East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and length of 23.10 feet to an iron pin; thence South 41 deg 56' West 529.5 feet to an iron pin the northerly line of a 12.1 acre tract purchased by John L. Crandall and then continuing with the notherly boundary of said 12.1 acre tract South 46 deg 28' East 25.03 feet to a point; thence South 34 deg 09' East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41 deg 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26 deg 05' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet an a length 18.20 feet to the point of beginning.

Parcel 3: (044-00-0-029.00)

Land in the Fourth Civil District of Davidson County, Tennessee, being 11.5 acres, more or less, according a survey of John D. McCormick, Land Surveyor, dated October 13, 1973, and described as follows:

Beginning at an iron pin in the southwest corner of Martin R. Jones' property acquired by him in Book 3163, Page 321, Register's Office for Davidson County, Tennessee; and said beginning point being in the Hadley Bend in the low water mark on the Cumberland River and the southeast corner of the land described and subject to any easement for the flow of the Cumberland River at the low water line; thence South 46 deg 49' East 325.12 feet with the low water line of the Cumberland River to an iron pin' thence North 34 deg 09' West 433.7 feet to an iron pin; thence North 34 deg 09' West 15.7 feet to a point in a fence in Martin R. Jones' easterly line; thence South 41 deg 56' West 1094.5 feet with a fence to the point of beginning.

Parcel 4: (044-00-0-039.00)

A tract of land located in the Second Civil District of Metropolitan Nashville and Davidson County, Tennesee, being more particularly described as follows:

Beginning at a point in the northwest corner of said Parcel 28; said point also being the southwest corner of Martin Jones' property, as of record in Deed Book 3163, Page 9, of the Register's Office of said County; thence South 46 deg. 28' East 407.41 feet to the true point of beginning; thence South 46 deg. 28' Eat 30.02 feet to a point; thence South 41 deg. 45' 28" West 1072.30 feet to a point; thence North 46 deg. 49' West 16.40 feet to a point; then North 34 deg. 35' West 562.30 feet to a point; thence North 49 deg. 16' East 400.00 feet to a point; thence South 31 deg. 38' 06" East 501.43 feet to a point; thence North 41 deg. 45' 28" East 686.78 feet to the point of beginning.

Also conveyed herein is a non-exclusive perpetual easement for purposes of ingress and egress known as Map/Parcel 044-00-0-030.00, depicted and shown as Parcel 1 on this report.

Parcel 5: (044-00-0-028.00)

Land in the Fourth District of Davidson County, Tennessee being 12.1 acres, more or less, according to the survey of John D. McCormick, Land Surveyor, dated October 13, 1973 and described as follows:

Beginning at an iron pin in the southwest corner of James C. Bowen property acquired by him in Book 6163, Page 323 Register's Office for Davidson County, Tennessee, and said beginning point in the Hadley Bend in the low water mark on the Cumberland River and the southeast corner of the land herein described and subject to any easement for the now of the Cumberland River and at the low water line; thence North 46 deg 49' West 16.4 feet with the low water line of the river; thence North 34 deg 35' West 562.3 feet with the river to an iron pin; thence North 49 deg 16' East with a fence 960.9 feet to an iron pin; thence South 46 deg deg 28' East 412.4 feet with a fence to an iron pin; thence South 46 deg 28' East 25.03 feet to a point in a fence; thence South 41 deg 56' West 1094.5 feet with a fence to the point beginning.

All being the same tracts conveyed to Benjamin Dang, a married man, by Warranty Deed from Sherri L. Smith, a single person, Steven M. Conatser aka Steve Conatser aka Stephen Conatser, a single person, and Lillian C. Starks, a single person, of record as Instrument No. 20230214-0010668 dated February 10, 2023, and recorded on February 14, 2023, in the Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 321 Claudia Drive; Parcel 044-00-0-010.00; 044-00-0-030.00; 044-00-0-029.00; 044-00-0-039.00; 044-00-0-028.00, Old Hickory, Tennessee 37138.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 9th day of January, 2026.

GRANTOR: BENJAMIN DANG

SIGNER: Benjamin Dang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BENJAMIN DANG,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 9th day of January, 2026.

Notary Public

11-8-2028
My Commission Expires

PATRICK HUNTER STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Grover C. Collins, 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 Jan. 9, 2026.

Affiant Signature

1/9/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 3, 2027

NOTARY'S SEAL

