Davidson County DEEDQC
Recvd: 07/09/15 10:01 5 pgs
Fees:27.00 Taxes:0.00
20150709-0066611

This Instrument Prepared by:
John Babbington
19906 S Wolf Rd
Mokena Il 60448

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 10 day of November , 2014 , by the Grantor(s), John Karkazis, married to Janet Hamilton Karkazis of 14669 S 82nd Avenue, Orland Park, in Cook County, Illinois 60462 and intends to create an Estate by the Entireties with his wife by conveying

to the Grantee(s),
John Karkazis and Janet Hamilton Karkazis, his wife as An Estate by the Entireties , of 14669 S 82nd Avenue, in Orland Park, Cook County, Illinois 60462

WITNESSETH, That the said Grantor, for
Ten dollars and other good and valuable consideration

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County,
State of Tennessee, legally described as:
ENTER LEGAL DISCRIPTION SEE ATTACHED LEGAL

Commonly known as: 0 Indian Creek Road, Nashville, TN 37209 Davidson County
Parcel Identification: Pcl. ID 100-00-0-048.00; -100-00-0-74.00

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature _____
Print Name: John Karkazis
Capacity: Grantor

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name _____
Capacity _____

When recorded mail this deed To:
John Karkazis
14669 S 82nd Avenue
Orland Park, Illlinois 60462

STATE OF ILLINOIS }

COUNTY OF COOK }

On 11/10/2014 before me, THE UNDERSIGNED personally appeared JOHN KARKAZIS,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Public) Signature _____

My commission expires _____

[Seal]

"OFFICIAL SEAL"
J.M. Babbington
Notary Public, State of Illinois
My Commission Expires Dec. 16, 2014

Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0

Affiant 1

Affiant 2

Affiant 3

Affiant 4

STATE OF TENNESSEE IL }
COUNTY OF Cook }

Subscribed and sworn before me "OFFICIAL SEAL" J.M. Babbington Notary Public, State of Illinois My Commission Expires Dec. 18, 2014 day of Nov, 2014

Notary Public

My commission expires: _____

The following information is not a part of this Deed

Property Address:
0 Indian Creek Road,Nashville, TN 37209

Owner's Name and Address
John Karkazis
14669 S 82nd Avenue, Orland Park, IL60462

Parcel Number:
100-00-0-048.00; 100-00-0-074.00
Mail Tax Bills to:
John Karkazis
14669 S 82nd Avenue
Orland Park,IL 60462

Exhibit "A"

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a metal fence post, same being on the west side of the existing Indian Creek Road and also being 1630.13 feet along the west side of the existing Indian Creek Road south of Cobb's south property line; thence along the existing road S 31 deg. 20 min. E, 48.52 feet to a point; thence on a curve with a radius of 190.53 feet for a distance of 138.23 feet to a point; thence S 10 deg. 14 min. W, 265.03 feet to a point; thence on a curve with a radius of 274.31 feet for a distance of 90.75 feet to a point; thence on a curve with a radius of 623.07 feet for a radius of 168.90 feet to a point; thence S 6 deg. 45 min. W, 291.09 feet to a metal post; thence leaving the existing road N 56 deg. 17 min. W, 486.79 feet to a cave spring; thence S 76 deg. 38 min. W, 1582.79 feet to a 50" Oak; thence N 3 deg. 50 min. W, 189.75 feet to a metal post; thence N 63 deg. 40 min. E, 214.50 feet to a metal post; thence N 26 deg. 08 min. E, 330.00 feet to a metal post; thence N 6 deg. 13 min E, 620,86 feet to a 12" Hickory; thence N 88 deg. 40 min. E, 463.00 feet to a metal post; thence S 83 deg. 12 min. W, 1163.95 feet to the point of beginning, containing 38.4 acres, more or less, according to survey dated March 9, 1976, by Dewayne Caldwell.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a 50 foot right of way as set forth in Davidson County Project #8-BX, dated 12/7/44, more particularly described as follows: Land situated next to and adjoining the Rowena O'Brien Property and begins at a cave spring before mentioned in the description, thence S 56 deg. 17 min. E, 85.5 feet to a Persimmon tree; thence N 80 deg. 00 min. W, 41.0 feet to a Yellowood; thence N 70 deg. 00 min. W, 39.0 feet to an Elm; thence N 52 deg. 00 min. W, 40.0 feet to a Beech; thence N 76 deg. 38 min. E, 40.0 feet to the point of beginning, containing 0.1 acres, more or less.

Being the same property conveyed to Phillip Lynn Martin and wife, Jacqueline F. Martin, by deed from Rowena H. O'Brien dated 3/13/76 of record in Book 5017, Page 121, Register's Office of Davidson County, Tennessee.

By way of recital, the above described property is inclusive of that 5.02 acre tract conveyed by Phillip Lynn martin and wife, Jacqueline F. martin to themselves by quitclaim deed dated 6/29/95 of record in Book 9715, Page 940, said Register's Office.

INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is that portion of same conveyed by Phillip Lynn Martin and wife, Jacqueline F. Martin, to Juanita S. Leonard by deed dated 1/31/03 of record in Instrument No. 200302050016164, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the west margin of Indian Creek Road, said iron pin being located in the north margin of the property conveyed to James E. Buttrey and wife, Annie Belle Buttrey, of record in Book 1451, Page 305, Register's Office of Davidson County, Tennessee; thence leaving the west margin of Indian Creek Road with the north margin of the Buttrey property, N 56 deg. 17 min. 00 sec. W, 401.29 feet to an iron pin; thence N 83 deg. 24 min. 36 sec. W, 40.63 feet to an iron pin; thence N 73 deg. 23 min. 45 sec. W, 38.65 feet to an iron pin; thence N 55 deg. 24 min. 32 sec. W, 39.64 feet to an iron pin; thence S 76 deg. 38 min. 00 sec. W, 470.75 feet to an iron pin; thence leaving the north margin of the Buttrey property, N 13 deg. 22 min. 00 sec. W, 201.00 feet to an iron pin; thence N 82 deg. 40 min. 51 sec. E, 676.26 feet to an iron pin; thence S 83 deg. 28 min. 31 sec. E, 317.54 feet to an iron pin in the west margin of Indian Creel Road; thence with the west margin of Indian Creek Road, along a curve to the right with a central angle of 10 deg. 00 min. 54 sec., a radius of 623.07 feet, and a chord bearing of S 1 deg. 48 min. 14 sec. W, 108.77 feet, q total distance of 108.91 feet to an iron pin; thence S 6 deg. 48 min. 41 sec. W, 291.09 feet to the point of beginning, containing 218,037 square feet (5.005) acres.

Being the same property conveyed to John Karkazis by deed from Phillip Lynn Martin and wife, Jacqueline F. Martin, dated April 1, 2014 and found of record as Instrument No. 20140421-0032889, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

