QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE ... SON COUNTY ... on Expires 08-20-2019

Bill Garrett Davidson County
Batch# 46885 DEEDQC
01/11/2018 10:28:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180111-0003704

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregoire S. Blachon & Katherine Fitzpatrick	**New Owner**	
(NAME) **4505 Sulphur Creek Rd.**	(NAME)	**P/O 047-00-0-046.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STANISLAW H. JANECZKO, III, AND WIFE, TRACY A. JANECZKO,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GREGOIRE S. BLACHON AND WIFE, KATHERINE FITZPATRICK,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain parcel of land lying in Nashville, Davidson County, Tennessee, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "K.Crowe #1979". All bearings are based on Geodetic North by G.P.S. observations dated 09-19-17.

COMMENCING at the northwest corner of Stanislaw & Tracy Janeczko (Inst. No. 201512180127381) and the northwest corner of Fred & Mary Moore (Deed Book 4235, Page 238), on the westerly right-of-way of Sulphur Creek Road, 20' from centerline, located approximately 2,300' southeast of the intersection of Taz Hyde Road;

THENCE, leaving said right-of-way of Sulphur Creek Road and along the east line of Janeczko and the west line of Moore S 54°16'07" W, a distance of 965.66' to an existing iron pin, southeast corner of said Janeczko land and southwest corner of said Moore land, and being in the north line of Gegoire Blachon & Katherine Fitzpatrick (Inst. No. 201606280065880);

THENCE, along the south line of Janeczko and the north line of Blachon & Fitzpatrick N 86°20'12" W, a distance of 56.65' to an iron pin set and being the POINT OF BEGINNING;

THENCE, continuing along the south line of Janeczko and the north line of Blachon & Fitzpatrick N 86°20'12" W, a distance of 283.23' to an existing iron pin, southeast corner of Matthew Walker, Jr. Living Trust (Inst. No. 200003100025121) and southwest corner to Janeczko;

THENCE, leaving said north line of Blachon and along east line of said Matthew Walker, Jr. Living Trust and west line of said Janeczko N 08°40'01" E, a distance of 151.94' to an iron pin set;

THENCE, leaving said east line of Matthew Walker, Jr. Living Trust and said west line of Janeczko and along a new line across the land of Janeczko for the next 2 calls: S 77°55'26" E, a distance of 128.05' to an iron pin set;

THENCE, S 43°33'10" E, a distance of 195.25' to the POINT OF BEGINNING, containing 0.65 Acres, more or less, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Being a portion of the same property conveyed to Stanislaw H. Janeczko, III, and wife, Tracy A. Janeczko, by Warranty Deed from Gary C. Duke, unmarried, of record in Instrument No. 20151218-0127381, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is a portion of the **unimproved** property known as: **0 Sulphur Creek Road, Nashville, TN 37218**

Witness our hands this the 27th day of December, 2017.

Stanislaw H. Janeczko, III

Tracy A. Janeczko

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stanislaw H. Janeczko, III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 27th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 8/20/19

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tracy A. Janeczko**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 27th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 8/20/19

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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212