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 27th DAY OF December, 2017.

Notary Public

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

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

Bill Garrett
Batch# 46885
01/11/2018 10:28:07 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20180111-0003706

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)
Stanislaw H. Janeczko, III & Tracy A. Janeczko	**New Owner**	
(NAME) **5296 Old Hickory Blvd.**	(NAME)	**P/O 057-00-0-092.00 & 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 **STANISLAW H. JANECZKO, III AND WIFE, TRACY A. JANECZKO,** 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:

*****THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE REFERENCED TRACTS INTO ONE MAP AND PARCEL NUMBER.*****

TRACT I:

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, back along said south line of Janeczko and said north line of Blachon & Fitzpatrick, then south line of Fred & Mary Moore (Deed Book 4235, Page 238), then south line of Johnnie Dobson (Deed Book 9082, Page 456) S 86°20'12" E, a distance of 449.01' to an iron pin set;

THENCE, leaving said south line of Johnnie Dobson and north line of said Blachon & Fitzpatrick and along a new line across the land of Blachon & Fitzpatrick for the next 3 calls: S 03°39'48" W, a distance of 68.20' to an iron pin set;

THENCE, N 86°20'12" W, a distance of 386.52' to an iron pin set;

THENCE, N 38°50'04" W, a distance of 92.50' 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 the same property conveyed to Stanislaw H. Janeczko, III and wife, Tracy A. Janeczko by Quitclaim Deed from Gregoire S. Blachon and Katherine Fitzpatrick, husband and wife, of record in Instrument No. 20180111-0003705, in the Register's Office for Davidson County, Tennessee.

TRACT II:

Property located on the West Side of Sulphur Creek Road in the 1st Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 46.00 on Davidson County Property Map 47, and being more particularly described according to a survey by C&K Surveyors, L.L.C., William E. Crenshaw, TN. R.L.S. #2395, dated December 14, 2015 as follows:

BEGINNING at an iron pin set in the westerly right-of-way of Sulphur Creek Road, 20 feet from the centerline, at the Southeast corner of the herein-described tract. Said pin being the Northeast corner of the Fred N. Moore etux property of record in Deed Book 4235, Page 238, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the right-of-way of Sulphur Creek Road, with the northwesterly line of Moore, S 49°45'00" W – 965.66' to an iron pin set in the northerly line of the Barbara J.W. Sampson property of record in Deed Book 11212, Page 533, R.O.D.C., TN. Thence along said northerly line, S 89°08'41" W – 339.88' to an iron pin set at the Southwest corner of this tract and the Southeast corner of the Charlotte Rose Walker property of record in Instrument No. 20000310-0025121, R.O.D.C., TN. Thence, with the easterly line of Walker, and Zebedee Johnson of record in Deed Book 9708, Page 127, R.O.D.C., TN., and McGuire's Logging of record in Instrument No. 20041208-0146312, R.O.D.C., TN., N 04°08'54" E – 1496.00' to an iron pin set at the Northernmost corner of this tract and a corner to the Luther Allen etux property of record in Deed Book 3178, Page 66, R.O.D.C., TN. Thence with the line of Allen, S 23°08'10" E – 240.00' to an iron pin set; Thence N 59°49'06" E – 234.40 to an iron pin set in the westerly right-of-way of Sulphur Creek Road. Thence leaving the line of Allen with the westerly right-of-way of Sulphur Creek Road, S 43°59'31" E – 567.32' to a point; Thence with a curve right having a radius of 2241.71', a chord of S 38°24'42" E – 436.56' and an arc length along said curve of 437.25' to a point; Thence S 32°49'52" E – 11.89' to the POINT OF BEGINNING, containing 21.58 acres, more or less.

Being 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.

INCLUDED in the above description but expressly excluded from this conveyance is that tract of land described as:

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 the same property conveyed to Gregoire S. Blachon and wife, Katherine Fitzpatrick, by Quitclaim Deed from Stanislaw H. Janeczko, III, and wife, Tracy A. Janeczko, of record in Instrument No. 20180111-0003704, 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

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

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