Karen Y Johnson Davidson County
Batch# 154294 DEEDQC
10/26/2018 10:27:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181026-0106200

This instrument was prepared by
Joan E. Branca 113 Shore Road Mt. Sinai, NY 11766

Name and Address of New Owner:
Sarah R. Bellos
4041 Knight Drive
Whites Creek, Tennessee 37189

Send Tax Bills To:
Sarah R. Bellos
4041 Knight Drive
Whites Creek, Tennessee 37189

Map & Parcel No: 049-00-0-147

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, _**Joan E. Branca**__, "the Grantor," convey and quitclaim unto __**Sarah R. Bellos**__, "the Grantee," the following described real estate in County, Tennessee:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows to wit: Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being the Northerly Part of Lot No. 1 on the Plan of The H. B. and H. D. Knight Property, as of record in Book 974, Page 93; Registers Office for Said County, described partly according to a survey made by J. R. Scott, surveyor, April 14, 1958. As follows:

Beginning at a Point in the Center of Knight, Formerly Ewings Road at the Southeast corner of the property conveyed to N. L. Knight by deed from H. B. Knight, et al. of record in Book 1118, Page 97, said Register's Office; Thence with the Southern boundary line of Said L. Knight Property Westerly 1195 feet to N. L. Knights Southwest Corner, said point being in the Eastern boundary line of the R. E. Boyd property; Thence with said line South 17 3/4 Degrees East 330 feet to the Northwest Corner of the property conveyed to Carl Chandler and wife. By deed from John H. Davidson and wife of record in Book 2808, Page 161 said register's office:

Thence with the Northern boundary line of said chandler property easterly 1050 feet, more or less.

To the center of Said Knight Road Chandler's Northeast corner;

Thence with the center of Said road North 1-1/2 Degrees East 313.5, more or less.

To the Beginning. Containing 7 and one-half Acres, more or less.

Included in the above description but expressly excluded from this conveyance is the following described Real Property:

Land in Davidson County, Tennessee, being part of a tract of land recorded Book 2801, Page 113, in the register's office for Davidson County, Tennessee, and described in a survey made by Richard B. Omobuardro, engineer dated July 28, 1969, as follows:

Beginning at a point 1200 feet North of Green Lane in the Westerly Margin of Knight Road.

Thence South 85 Degrees 40 Minutes East 1078, more or less, to a Rock Wall; Thence along a said Rock Wall, North 17 degrees 45 minutes West 161.9 feet to a point in said Rock Wall; Thence North 85 degree 40 minutes East 1134 feet to a point in the Westerly Margin of Knight Road; Thence along said Knight Road 2 degrees 30 minutes South 158.7 Feet to the point of beginning.

Being the same property conveyed from William Timothy Hill, as Substitute Trustee and (Substitute Trustee) to Household Financial Center, Inc. by deed recorded 10/29/2009 in Instrument 200911290100087 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sarah R. Bellos, a single woman and Joan E. Branca, a married woman by Special Warranty Deed from Household Financial Centre, Inc., dated 01/17/2011 recorded 03/09/2011, of record in Instrument No. 20110309-0018832, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 24 day of October, 2018.

Jane A. Manca (SEAL)

STATE OF NEW YORK)
)
COUNTY OF SUFFOLK)

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

WITNESS my hand and official seal this 24 day of October, 2018

DIANE JENSEN
Notary Public, State of New York
No. 01JE6145618
Qualified in Suffolk County
Commission Expires May 08, 2022

Diane Jensen
Notary Public
My commission expires: May 8, 2022

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ New York)
Suffolk)
COUNTY OF ~~DAVIDSON~~)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**.

Jane A. Manca
(Affiant)

Sworn to and subscribed before me this 24 day of October, 2018

DIANE JENSEN
Notary Public, State of New York
No. 01JE6145618
Qualified in Suffolk County
Commission Expires May 08, 2022

Diane Jensen
Notary Public
My commission expires: May 8, 2022

File # 2018-579