QUITCLAIM DEED

HENRY MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-09-2022

HM-QCD-18-4320

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 26th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(Al

Karen Y Johnson Davidson County
Batch# 178784 DEEDQC
12/28/2018 10:04:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181228-0125770

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stanley Henry Janeczko, Jr.	**Same**	021-00-0-131.00 & 021-00-0-132.00 & 021-00-0-134.00
(NAME)	(NAME)	021-00-0-135.00 & 021-00-0-141.00 & 021-00-0-142.00
4320 Bernard Road		
(ADDRESS)	(ADDRESS)	021-00-0-143.00 & 021-00-0-144.00
Joelton, TN		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STANLEY HENRY JANECZKO, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STANLEY HENRY JANECZKO, JR., TRACY JANECZKO, AND STANISLAW H. JANECZKO, III, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

LAND in Davidson County, Tennessee, being the Easterly part of Lots No. 6 and 7; all of Lots 8, 9, 10, 11, 13, 14, 15 and 16, as shown by the Plat of Subdivision of the E. D. MacArthur Estate at the East End of Marrowbone Lake, as of record in Plat Book 974, Page 93, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron stake on the Northerly margin of Bernard Road and being the Southernmost corner of Lot no. 16 thence North 35 degrees 45' West 79 feet to a point at the Southernmost corner of Lot No. 12; thence Eastwardly along the line between Lots Nos. 12 and 14 a distance of 279 feet to a point; thence Northwardly along the center line of a 30 foot reserved right-of-way for a road a distance of 95 feet to a point being the common corner of Lots Nos. 10 and 12; thence Southerly 259 feet along the line between lots Nos. 10 and 12 to a point in the Northerly margin of Bernard Road; thence North 35 degrees 45' West 242 feet to a point; thence North 56 degrees 0' West 41.92 feet to a point; thence Northeastwardly 49.75 feet along the margin of the "Government Property" tract to a point; thence Northerly 57.67 feet along the margin of the "Government Property" tract to a point; thence Northeastwardly 259 feet and parallel with the Easterly line of Lots Nos. 6 and 7 to a point in a line between Lots Nos 5 and 7; thence Eastwardly along the 101.37 foot line between Lots Nos 5 and 7 to a point; thence Northeastwardly 50 feet to the common corner of Lots Nos 7 and 5; thence Southeastwardly 428.8 feet along the rear margin of Lots Nos. 7, 9, 11 and 13 to a point at the common corner of Lots Nos. 13 and 15; thence South 89 degrees 40' 369.76 feet with the creek to a point; thence South 56 degrees 30' West 441.75 feet to an iron stake; thence South 67 degrees 45' West 391.78 feet to the point of beginning.

Being the same property conveyed to Stanley Henry Janeczko, Jr. by Warranty Deed from Stanley E. Marlar, Sr. and Julie Hoffman, married, of record in instrument No. 20180904-0087255, Register's Office for Davidson, Tennessee, dated June 22, 2018 and recorded September 4, 2018.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4320 Bernard Road, Joelton, Tennessee** .

Witness my hand this the 26th day of December, 2018.

Stanley Henry Janeczko, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stanley Henry Janeczko, Jr.**, 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, this the 26 day of December, 2018.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212