THIS INSTRUMENT PREPARED BY:
Debbie Lang
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Stewart
500 North Broadway, Suite 900
St. Louis, MO 63102

New Owner(S) Address &
Mail Tax Statements To:
Judith Anton Kolanda
248 Franklin Limestone Road
Nashville, TN 37217

Property Tax ID#: 13500038900
File #: BACREF18128491

Karen Johnson Davidson County
Batch# 188419 DEEDQC
01/25/2019 02:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190125-0007627

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, JUDITH ANTON KOLANDA, f/k/a JUDITH DANIEL, a married person, who acquired title as unmarried, herein joined by her spouse JAY KOLANDA, as Grantor, hereby conveys all rights, titles and interests that I may have in to JUDITH ANTON KOLANDA, a married person, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 13500038900
Property Address: 248 Franklin Limestone Road, Nashville, TN 37217

Prior Deed recorded 06/11/2009, as Instrument 20090611-0054160, in Davidson County Court Clerk's Office.

Witness my hand this the 16 day of Jan, 2018.

Judith Anton Kolanda f/k/a Judith Daniel

JUDITH ANTON KOLANDA, f/k/a
JUDITH DANIEL

JAY KOLANDA

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, JUDITH ANTON KOLANDA, f/k/a JUDITH DANIEL and JAY KOLANDA, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 16 day of Jan, 2018.

Notary Public
My Commission expires: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Judith Anton Kolanda f/k/a Judith Daniel

JUDITH ANTON KOLANDA, f/k/a
JUDITH DANIEL

JAY KOLANDA

Subscribed and sworn to before me this the 16 day of Jan, 2018.

Notary
My Commission expires: May 3, 2021

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE, LYING AND BEING IN THE COUNTY DAVIDSON, STATE OF TENNESSEE, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: LAND IN THE 2ND FORMERLY 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE MORAN TRACT OF LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF FRANKLIN LIMESTONE ROAD, SAID POINT BEING THE NORTHEAST CORNER OF A 15 ACRE TRACT SOLD TO PARRISH; THENCE S 1 DEGREES EAST ALONG THE WESTERLY FENCE LINE OF SAID PARRISH 15 ACRE TRACT 1184.2 FEET, MORE OR LESS, TO A STAKE IN OLD FENCE ROW (PARRISH SOUTH-WEST CORNER): THENCE S 69 DEGREES 05 FEET WEST AND ALONG OLD FENCE ROW 430 FEET MORE OR LESS, TO A STAKE IN SAID FENCE ROW; THENCE N 1 DEGREES WEST 1010 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF FRANKLIN LIMESTONE ROAD, THENCE N 81 DEGREES 30 MINUTES EAST ALONG THE CENTER OF SAID ROAD 390 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND CONTAINING 10 ACRES, MORE OR LESS.

INCLUDING IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY CONVEYED TO CHARLES T. YOUNG AND WIFE, RUTH YOUNG BY DEED OF RECORD IN BOOK 4404, PAGE 505, SAID REGISTER'S OFFICE BY HERMAN T. CRITTENDEN AND WIFE, MYRTLE CRITTENDEN DESCRIBED AS FOLLOWS: A TRACT OF LAND IN THE 2ND FORMERLY THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE MORAN TRACT OF LAND, DESCRIBED ACCORDING TO A SURVEY BY HOWARD W. ANDERSON, ENGINEER, DATED JANUARY 14, 1970, AS FOLLOWS: BEGINNING AT A SPIKE IN THE CENTER OF FRANKLIN LIMESTONE ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE CHARLES YOUNG PROPERTY AND THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO HERMAN T. CRITTENDEN AND WIFE, BY DEED OF RECORD IN BOOK 1006, PAGE 80, REGISTER'S OFFICE FOR SAID COUNTY; THENCE N 83 DEGREES 37 MINUTES EAST AND ALONG THE CENTER OF SAID ROAD 125 FEET TO A SPIKE, THENCE S 1 DEGREES 00 MINUTES EAST AND WITH THE BOUNDARY OF THE HERMAN T. CRITTENDEN PROPERTY 1075.26 FEET TO AN IRON PIN IN AN EXISTING FENCE LINE; THENCE N 73 DEGREES 04 MINUTES WEST AND WITH THE FENCE LINE MENTIONED 130 FEET TO AN IRON PIN. THENCE N 1 DEGREES 00 MINUTES WEST AND WITH A FENCE WHICH FORMS THE EASTERLY LINE OF CHARLES YOUNG PROPERTY 1023.26 FT. TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JUDITH DANIEL, UNMARRIED BY CASH DEED FOR TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., DATED JUNE 9, 2009, RECORDED ON JUNE 11, 2009 AS INSTRUMENT 20090611-0054160.

APN: 13500038900

Property Address: 248 Franklin Limestone Road, Nashville, TN 37217

True Copy Certification

I, CHERI HACKETHAL , 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.

Cheri Hackethal
Signature

State of Missouri

County of St. Louis

Personally appeared before me, BARBARA A. BASLER-PETERSON, a notary public for this county and state, CHERI HACKETHAL , who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara A Basler-Peterson
Notary's Signature

My Commission Expires: April 19, 2019
Notary' Seal (if on paper)

BARBARA A. BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve
My Commission Expires: April 19, 2019
15545573