Karen Johnson Davidson County
Batch# 551944 DEEDQC
01/11/2021 01:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210111-0004743

REGISTER'S USE ONLY:

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 4 DAY OF January, 2021.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 7.1.24

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Cardinal Financial Company, LP
DBA PEOPLES HOME EQUITY
3701 Arco Corporate Dr., Ste. 200
Charlotte, NC 289273
Parcel No. 098 043.06

NEW OWNER:
Mayulee Chatree and Stanislaw Janeczko IV
5503 Old Hickory Blvd.
Ashland City, TN 37105

QUIT CLAIM DEED
(TO CORRECT GRANTEE'S NAME)

This indenture is made and entered into this 4 day of January, 2021 between MAYULEE CHATREE, an unmarried woman and STANISLAW JANECZKO, an unmarried man (hereinafter referred to as "GRANTOR") and MAYULEE CHATREE, an unmarried woman and STANISLAW JANECZKO, IV, an unmarried man, as joint tenants in common with rights of survivorship (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

A certain tract of land in the 13th Civil District of Davidson County, Tennessee, known as Map number 47 Parcel number 10 and more particularly described as follows:

Beginning at an iron pin on the westerly margin of Old Hickory Boulevard; thence north 70 degrees 45' 19" west 200 feet to an iron pin; thence south 17 degrees 02' 46" west 100 feet to an iron pin; thence north 70 degrees 51' 23" west 1030.73 feet to an iron pin; thence north 18 degrees 30' 42" east 300.3 feet to an iron pin; thence south 70 degrees 48' 47" east 1445.93 feet to an iron pin, thence south 19 degrees 15' 00" west 100 feet to an iron pin; thence south 70 degrees 50' 37" east 1321.82 feet to an iron pin; thence north 19 degrees 15' 00" east 92 feet to an iron pipe; thence south 70 degrees 28' 50" east 258.14 feet to an iron pin; thence south 19 degrees 43' 57" west 93.48 feet to a point, thence south 15 degrees 59' 38" west 99.47 feet to the point of beginning, containing 13.2 acres, more or less, according to a field survey by Advantage Land Surveying on January I 1, 2018.

Being the same property conveyed to Mayulee Chatree, an unmarried woman, and Stanislaw Janeczko, an unmarried man, as tenants incommon with rights of survivorship By Warranty Deed from Barnsdale Jerome Carter, unmarried dated 01/26/18 recorded 01/30/18, of record in

Instrument No 20180130-0009397, Register's Office for Davidson County, Tennessee.

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 5503 Old Hickory Blvd., Ashland City, TN 37015. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

MAYULEE CHATREE

STANISLAW JANECZKO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared MAYULEE CHATREE and STANISLAW JANECZKO, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 4 day of January, 2021.

SEAL

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 7.17.24

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY