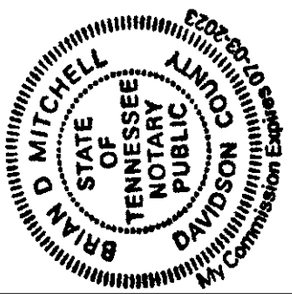
WARRANTY DEED



T-FSBO-21-4553

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: ____ (AFF

Karen Johnson Davidson County
Batch# 588508 **DEEDWARR**
03/10/2021 09:10:06 AM 3 pgs
Fees: $18.00 Taxes: $610.50

20210310-0031203

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)
Gregoire S. Blachon and Katherine Fitzpatrick	**New Owner**	
(NAME) **4505 Sulphur Creek Road**	(NAME)	**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(s), 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 Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGOIRE S. BLACHON AND KATHERINE FITZPATRICK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 feet from centerline, located approximately 2,300 feet 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 South 54 degrees 16 minutes 07 seconds West, a distance of 965.66 feet 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 North 86 degrees 20 minutes 12 seconds West, a distance of 56.65 feet 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) South 86 degrees 20 minutes 12 seconds East, a distance of 449.01 feet 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: South 03 degrees 39 minutes 48 seconds West, a distance of 68.20 feet to an iron pin set;Thence, North 86 degrees 20 minutes 12 seconds West, a distance of 386.52 feet to an iron pin set; Thence, North 38 degrees 50 minutes 04 seconds West, a distance of 92.50 feet 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.

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. 42395, 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, South 49 degrees 45 minutes 00 seconds West- 965.66 feet 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, South 89 degrees 08 minutes 41 seconds West - 339.88 feet 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. 20041208-0148312, R.O.D.C., TN., North 04 degrees 08 minutes 54 seconds East - 1496.00 feet 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, South 23 degrees 08 minutes 10 seconds East - 240.00 feet to an iron pin set; Thence North 59 degrees 49 minutes 06 seconds East - 234.40 feet 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, South 43 degrees 59 minutes 31 seconds East - 567.32 feet to a point; Thence with a curve right having a radius of 2241.71', a chord of South 38 degrees 24 minutes 42 seconds East - 436.56 feet and an arc length along said curve of 437.25' to a point; Thence South 32 degrees 49 minutes 52 seconds East - 11.89 feet to the point of beginning, containing 21.58 acres, more or less.

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 feet from centerline, located approximately 2,300 feet 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 South 54 degrees 16 minutes 07 seconds West, a distance of 965.66 feet 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 North 86 degrees 20 minutes 12 seconds West, a distance of 56.65 feet 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 degrees 20 minutes 12 seconds West, a distance of 283.23 feet 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 North 08 degrees 40 minutes 01 seconds East, a distance of 151.94 feet 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: South 77 degrees 55 minutes 26 seconds East, a distance of 128.05 feet to an iron pin set; Thence, South 43 degrees 33 minutes 10 seconds East, a distance of 195.25 feet 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.

AS TO TRACT I:

Being the same property conveyed to Stanislaw H. Janeczko, III and Trace A. Janeczko, by Quitclaim Deed from Gregoire S. Blachon and wife, Katherine Fitzpatrick, of record in Instrument No. 20180111-0003705, Register's Office for Davidson County, Tennessee, dated January 09, 2018 and recorded on January 11, 2018.

Further being a portion of the same property conveyed to Gregoire S. Blachon and Katherine Fitzpatrick, husband and wife, by Warranty Deed from Ernest J. Woodring and Laura L. Todd Woodring, husband and wife and Wesley C. Sampson and Barbara J. Woodring Sampson, husband and wife, of record in Instrument No. 20160628-0065880, Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 28, 2016.

AS TO TRACT II:

Being a portion of the same property conveyed to Stanislaw H. Janeczko, III and wife, Tracy A. Janeczko, by Warranty Deed from Gary C. Duke, dated December 18, 2015, recorded December 18, 2015, in Instrument No. 20151218-0127381, in the Register's Office for Davidson County, Tennessee.

AS TO TRACTS I AND II:

Being the same property conveyed to Stanislaw H. Janeczko, III and wife, Tracy A. Janeczko, by Quitclaim Deed from Stanislaw H. Janeczko, III and wife, Tracy A. Janeczko, of record in Instrument No. 20180111-0003706, Register's Office for Davidson County, Tennessee, dated December 27, 2017 and recorded on January 11, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Application for Greenbelt Assessment(Tract I) of record in Instrument Number 20180323-0027512, in the Register's Office for Davidson County, Tennessee.
- Subject to those matters according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Subject to the flow of any creeks, streams, or branches across subject property.

- Less and Except those parts conveyed in Instrument No. 20180111-0003704 Register's Office for Davidson County, Tennessee.
- Deed of Trust by Katherine Fitzpatrick and Gregoire S. Blachon, trustor, to Jerry P. Spore, trustee, for the benefit of BancorpSouth Bank of record in Instrument Number 20171206-0124690, Register's Office for Davidson County, Tennessee (Tract 1).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **un-improved** property known as: **4553 Sulphur Creek Road, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 3rd DAY OF MARCH, 2021.

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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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