BOX 10-B

Karen Johnson Davidson County
Batch# 776794 **DEEDQC**
12/20/2021 11:08:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211220-0167752

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Carla Simpson-Webb-Dardamanis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, **2021**.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDPENDENT TITLE EXAMINATION WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARLA J. SIMPSON WEBB DARDAMANIS, ET AL	**SAME**	**103-01-0-124.02**
(NAME) **1216 WATTS TERRACE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CARLA J. SIMPSON WEBB DARDAMANIS, SURVIVING TENANT BY THE ENTIRETY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **CARLA J. SIMPSON WEBB DARDAMANIS AND CLIFFORD C. SIMPSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL(S) OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, Resubdivision of Lot No. 5, Jackson Place, as shown on a survey by James Jeffers, Jr., dated March 18, 1986, and being part of Lot No. 5 on the Plan of the Division of Jackson Place Property, of record in Book 1130, Page 59, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Howard Maxwell's easterly line, of record in Book 6250, Page 742, Register's office for Davidson County, Tennessee; said point being 120 feet North of Maxwell's southeasterly most corner; thence North 09 degrees 36' 34" East 130.70 feet to an iron pin; thence South 85 degrees 14' 07" East 159.04 feet to an iron railroad spike in the center of a paved undedicated road, now known as Watts Terrace; thence along the road, South 09 degrees 48' 03" West 125.79 feet to an iron railroad spike; thence along Clyde and Verne Lou Staggs northerly property line, of record in Book 4228, Page 788, said Register's Office; North 87 degrees 00' 54" West 159.11 feet to the point of beginning.

Being the same property conveyed to Carla J. Simpson Webb Dardamanis and husband, Fotios Dardamanis, from Patricia Kathleen Absar, unmarried, by deed dated March 25, 2020 of record as Instrument No. 20200326-0032690, Register's Office for Davidson County, Tennessee. The said Fotios Dardamanis having since died on or about September 30, 2021 leaving Carla J. Simpson Webb Dardamanis as the surviving tenant by the entirety.

This is the same description as the prior deed.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1216 WATTS TERRACE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 hand this 17th day of December, 2021.

Carla J Simpson-Webb Dardamanis
CARLA J. SIMPSON WEBB DARDAMINIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CARLA J. SIMPSON WEBB DARDAMANIS,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of December, 2021.

My commission expires: **MAY 2, 2022**

Deborah J. Cohen
Notary Public

