Karen Johnson Davidson County
Batch# 813798 DEEDQC
03/02/2022 11:13:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220302-0023598

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2022.

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 INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARLA J. SIMPSON WEBB DARDAMANIS	**SAME**	**103-05-0-001.01**
(NAME) **4111 CURVE ROAD**	(NAME)	
(ADDRESS) **DELAWARE, OH 43015**	(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CARLA J. SIMPSON WEBB DARDAMANIS, AS SURVIVING JOINT TENANT,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **CARLA J. SIMPSON WEBB DARDAMANIS,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the map of the Division of the Jackson Place, as of record in Book 1130, Page 59, Register's Office for said County, described as follows:

Beginning at the Southwest corner of Lot No. 5 and the Southeast corner of Lot No. 4 on said Plan; thence along the South line of Lot No. 5 North 72 deg. 44' East 321 feet to the southwest corner of the property conveyed to George Mays and wife, as of record in Book 213, Page 116; thence along Mays' Westerly line Northerly 336 feet to a point; thence westerly 160 feet to a point in the East line of the property of Jesse G. Hamer, et ux, of record in Book 2538, Page 638; thence southerly with Hamer's East line 120 feet to his Southeast corner; thence westerly with his South line 160 feet to a point in the line of Lot Nos. 4 and 5 on said plan; thence southerly with the line between said lots, 358 feet to the beginning.

Included within the above description but specifically excluded therefrom is all that property described at Book 4497, Page 319 and Book 4464, Page 180, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carla J. Simpson-Webb Dardamanis and Fotios Dardamanis, wife and husband as Joint Tenants with Rights of Survivorship, from The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP2, by Special Warranty Deed dated May 23, 2017, of record in Instrument No. 20170605-0055819, said Register's Office. The said Fotios Dardamanis having since died September 30, 2021, leaving Carla J. Simpson Webb Dardamanis as surviving joint tenant.

This conveyance is subject to matters shown on the Plan of record in Book 1130, Page 59; Restrictive Covenant for Detached Structure of record in Instrument No. 20081110-0111445; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1222 WATTS TERRACE, NASHVILLE, TN 37209**

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 26 day of February, 2022.

Carla J. Simpson Webb Dardamanis

CARLA J. SIMPSON WEBB DARDAMANIS

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 26 of February, 2022.

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

Lee A. Cohen

Notary Public

