Karen Johnson Davidson County
Batch# 833692 DEEDQC
04/04/2022 08:52:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220404-0038366

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Judith Anton Kolanda and Jay Michael Kolanda 248 Franklin Limestone Road Nashville, TN 37217

Order Number: AHTL-100542TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Judith Anton Kolanda, married to Jay Michael Kolanda,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Judith Anton Kolanda and Jay Michael Kolanda, Wife and Husband,** whose address is 248 Franklin Limestone Road, Nashville, TN 37217, the following described real property located in Davidson County, State of Tennessee and further described as follows:

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 southwest corner); thence N 69 degrees 05' 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' 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 Davison 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' East and along the center of said road 125 feet to a spike; thence S 1 degrees 00' 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' West and with the fence line mentioned 130 feet to an iron pin; thence N 1 degrees 00' West and with a fence which forms the easterly line of Charles Young property 1023.26 ft. To the point of beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 135 00 0 389.00
Street address of property: 248 Franklin Limestone Road, Nashville, TN 37217

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 201901250007627 in the Register's Office, Davidson County, Tennessee.

Signed this 14 day of MARCH, 2022.

Signature of Grantors:

Judith Anton Kolanda

Jay Michael Kolanda

STATE OF TN, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 14 day of MARCH, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Judith Anton Kolanda and Jay Michael Kolanda, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

EXP:1/21/2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

County Parcel Number: 135 00 0 389.00
Street address of property: 248 Franklin Limestone Road, Nashville, TN 37217

Oath of Consideration

I or we, Judith Eckard, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 14 day of MARCH, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 14 day of MARCH, 2022.

Notary Public

EXP:1/21/2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

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 I 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 REGISTERS 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 I 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 I DEGREES 00 MINUTES WEST AND WITH A FENCE WHICH FORMS THE EASTERLY LINE OF CHARLES YOUNG PROPERTY 1073,26 FT, TO THE POINT OF BEGINNING.

Parcel ID:135 00 0 389.00

Commonly known as 248 Franklin Limestone Rd, Nashville, TN 37217
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Tiffany Beckham, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/14/22 (date of document).

Tiffany Beckham

Affiant Signature

3/21/22

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 21 day of March, 2022.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL