AFTER RECORDING RETURN TO:
Anthony J. Cmelak and Pamela Lynn Cmelak
6041 Cargile Road
Nashville, TN 37205
File No. R-228640-MOB

Karen Johnson Davidson County
Batch# 893663 DEEDQC
07/25/2022 03:54:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220725-0084983

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Tax ID No.: 115 16 0 061.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 19th day of July, 2022, by and between **Anthony J. Cmelak, a married man, who acquired title as unmarried, joined in execution by his spouse Pamela Lynn Cmelak,** residing at 6041 Cargile Road, Nashville, TN 37205, hereinafter referred to as Grantor(s) and **Anthony J. Cmelak and Pamela Lynn Cmelak, husband and wife, as tenants by the entirety,** residing at 6041 Cargile Road, Nashville, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 6041 Cargile Road, Nashville, TN 37205

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/27/2010 under Document Number 20100827-0067914 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Anthony J. Cmelak

Pamela Lynn Cmelak

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Anthony J. Cmelak and Pamela Lynn Cmelak, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 19th day of July, 2022.

Notary Public

My Commission expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: ANTHONY CMELAK Pamela Cmelak

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 19th day of July, 2022

Notary Public
My Commission Expires: 9/20/2025

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-20-2025

Name and address for person(s) responsible for taxes:

Anthony J. Cmelak and Pamela Lynn Cmelak
6041 Cargile Road
Nashville, TN 37205

Name and address of property owner:

Anthony J. Cmelak and Pamela Lynn Cmelak
6041 Cargile Road
Nashville, TN 37205

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 75, AS SHOWN ON THE MAP ENTITLED HARDING PARK, OF RECORD IN BOOK 2331, PAGE 120, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH THE WESTERLY HALF OF A 50 FOOT WIDE RIGHT OF WAY ABANDONED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY ORDINANCE NO. BL2006-1058 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF CARGILE ROAD, SAID PIN BEING LOCATED AT THE NORTHEAST CORNER OF LOT 76 OF THE HARDING PARK SUBDIVISION OF RECORD IN BOOK 2331, PAGE 120, R.O.D.C.T.;

THENCE, WITH THE SOUTHERLY MARGIN OF CARGILE ROAD, WITH THE CURVE TO THE LEFT A DISTANCE OF 132.66 FEET TO A SET IRON PIN,

THENCE, WITH THE SOUTHERLY MARGIN OF CARGILE ROAD, NORTH 80 DEG. 54 MIN 00 SEC EAST 4.65 FEET TO A SET IRON PIN, SAID PIN BEING THE CENTERLINE OF A 50 FOOT WIDE ABANDONED RIGHT OF WAY, SAID RIGHT OF WAY ABANDONED BY THE METROPOLITAN GOVERNMENT BY ORDINANCE NO. BL2006-1058, AND ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO SALLY WEBER, BY DEED OF RECORD IN BOOK 11453, PAGE 721, R.O.D.C.T., BEING LOT 74 OF THE HARDING PARK SUBDIVISION OF RECORD IN BOOK 2331, PAGE 120, R.O.D.C.T.

THENCE, LEAVING THE RIGHT OF WAY OF CARGILE ROAD, ALONG THE CENTERLINE OF THE SAID ABANDONED RIGHT OF WAY AND WESTERLY BOUNDARY OF LOT 74, SOUTH 09 DEG. 24 MIN 00 SEC EAST 307.07 FEET TO A SET IRON PIN;

THENCE, SOUTH 85 DEG. 56 MIN 00 SEC WEST 250.92 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF SAID LOT 76;

THENCE, ALONG THE EASTERLY BOUNDARY OF SAID LOT 76, NORTH 15 DEG. 10 MIN 28 SEC EAST 339.87 FEET TO THE POINT OF BEGINNING, CONTAINING 64,119 SQUARE FEET, 1.47 ACRES, MORE OR LESS.

SUBJECT TO (A) 2010 TAXES, A LIEN NOT YET DUE AND PAYABLE, WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEES. BY ACCEPTANCE OF DELIVERY OF THIS INSTRUMENT, GRANTEES ASSUME AND AGREE TO PAY SUCH TAXES AS AND WHEN SUCH BECOME PAYABLE AND TO INDEMNIFY AND HOLD HARMLESS GRANTORS FROM LIABILITY AND LOSS THEREFROM; (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN BOOK 2331, PAGE 120, SAID REGISTER'S OFFICE; AND (C) EASEMENT OF RECORD IN BOOK 5677, PAGE 218, REGISTER'S OFFICE OF SAID COUNTY; AND (D) EASEMENTS RETAINED BY THE METROPOLITAN GOVERNMENT PER SECTION 2 OF COUNCIL ORDINANCE NO. BL2006-1058.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY J. CMELAK, UNMARRIED FROM DAVID HORLACHER, EXECUTOR OF THE ESTATE OF JAMES F. HOLT, JR. DECEASED BY DEED DATED AUGUST 26, 2010 AND RECORDED ON AUGUST 27, 2010 AS 20100827-0067914.

Parcel ID Number: 115 16 0 061.00

Property commonly known as: 6041 Cargile Road, Nashville, TN 37205

Certificate of Authenticity

I, Samantha Canales, do herby 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 is electronic document is true and exact copy of the original documents executed and authenticated according to law on 07/19/2022.

Samantha Canales

Affiant Signature

07/22/2022

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 22nd day of July, 2022

Sarah Murphy

Notary Signature

My Commission Expires 3/30/24

Notary's Seal

