Box 10-B

Karen Johnson Davidson County
Batch # 1126908 DEEDQC
04/25/2024 10:00:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240425-0029869

DEBORAH J. 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 24TH DAY OF APRIL, 2024

Notary Public

MY COMMISSION EXPIRES: **March 3, 2026**

(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) **1216 WATTS TERRACE**	(NAME)	**103-01-0-104.01**
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CARLA J. SIMPSON WEBB DARDAMANIS, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **CARLA J. SIMPSON WEBB DARDAMANIS, TRUSTEE OF THE REVOCABLE LIVING TRUST OF CARLA J. SIMPSON WEBB DARDAMANIS, U/A/D OCTOBER 27, 2022,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: 1222 Watts Terrace, Nashville, TN 37209

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. Further, being the same property conveyed to Carla J. Simpson Webb Dardamanis from Carla J. Simpson Webb Dardamanis, as surviving joint tenant, by quitclaim deed dated February 26, 2022 of record in Instrument No. 20220302-00023598, said Register's Office.

Tract 2: 6021 Hill Circle, Nashville, TN 37209

Beginning at a stake and stone in the south boundary of the north branch of Hill Circle about 20 feet north of the reservoir, a common corner of lots 6 and 8 of Cowden sub-division, Section V, and running with this street North 80-30 W 100 feet to a stone; thence South 22-15 W 106.7 feet to a stake and stone on top of the hill; thence 162 feet to the beginning. Being the west part of lot 6 excluding the reservoir and being a tract of land conveyed by John T. Lellyette to Lillian S. Cowden by deed of record in Register's Office for Davidson County, Tennessee, Book 505, Page 506.

Being the same property conveyed to Clifford R. Simpson, married, from David G. Mangrum, Substitute Trustee, by Substitute Trustee's Deed of record in Instrument No. 20120323-0024984, said Register's Office. Being further conveyed to Simpson Revocable Trust u/a/d November 16, 1995, from Clifford R. Simpson by Quitclaim Deed dated April 10, 2014, of record in Instrument No. 20140609-0049817, said Register's Office. Further, being

the same property conveyed to Stonehouse Construction, LLC, a Tennessee Limited Liability Company, from Carla J. Simpson Webb Dardamanis, Successor Trustee of the Simpson Revocable Trust U/A/D November 16, 1995, by quitclaim deed dated March 6, 2023 of record in Instrument No. 202309307-0016208, said Register's Office. Further, being the same property conveyed to Carla J. Simpson Webb Dardamanis, unmarried, from Stonehouse Construction, LLC, a Tennessee Limited Liability Company, by quitclaim deed dated December 27, 2023 of record in Instrument No. 20240103-0000421, said Register's Office.

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 (Tract 1); 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 & 6021 HILL CIRCLE, 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 24th day of April, 2024.

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 24th of April, 2024.

My commission expires: **March 3, 2026**

Deborah J Cohen

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON