QUITCLAIM DEED

Karen Johnson
Batch # 1267413
05/01/2025 01 43 09 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250501-0033791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy & Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Stanley Henry Janeczko, Jr. and Tracy Janeczko and and Stanislaw H. Janeczko, III, as tenants in common all with right of survivorship	**New Owner**	**021-00-0-131 00 & 021-00-0-132 00 & 021-00-0-134 00 & 021-00-0-135 00 & 021-00-0-141 00 & 021-00-0-142 00 &**
(NAME) **4320 Bernard Road,**	(NAME)	**021-00-0-143 00 & 021-00-0-144 00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STANLEY HENRY JANECZKO, JR. AND AND TRACY JANECZKO AND AND STANISLAW H. JANECZKO, III, AS TENANTS IN COMMON ALL WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STANLEY HENRY JANECZKO, JR. AND AND TRACY JANECZKO AND AND STANISLAW H. JANECZKO, III, AS TENANTS IN COMMON ALL WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

LAND in Davidson County, Tennessee, being the Easterly part of Lots No 6 and 7, and all of Lots 8, 9, 10, 11, 13, 14, 15, and 16, as shown by Plat of Subdivision of the E D MacArthur Estate of the East End of Marrowbone Lake, as of record in Pat Book 974, page 93, Register's Office for Davidson County, Tennessee, described as follows

BEGINNIG at an iron stake in the Northerly margin of Bernard Road and being the Southernmost corner of Lot No 16, thence North 35 degrees 45' West 79 feet to a point at the Southernmost corner of Lot No 12, thence Eastwardly along the line between Lots Nos 12 and 14 a distance of 279 feet to a point, thence Northwardly along the center line of a 30 foot reserved right-of-way for a road, a distance of 95 feet to a point being the common corner of Lots Nos 10 and 12, thence Southerly 259 feet along the line between Lots Nos 10 and 12 to a point in the Northerly margin of Bernard Road, thence North 35 degrees 45' West 242 feet to a point, thence North 56 degrees 0' West 41 92 feet to a point, thence Northeastwardly 49 75 feet along the margin of the "Government Property" tract to a point, thence Northerly 57 67 feet along the margin of the "Government Property" tract to a point, thence Northeastwardly 259 feet and parallel with the Easterly line of Lots Nos 6 and 7 to a point in a line between Lots Nos 5 and 7, thence Eastwardly along the 101 37 foot line between Lots Nos 5 and 7 to a point, thence Northeastwardly 50 feet to the common corner of Lots Nos 7 and 5, thence Southeastwardly 428 8 feet along the rear margin of Lots Nos 7, 9, 11, and 13 to a point at the common corner of Lots Nos 13 and 15, thence South 89 degrees 40' 369 76 feet with the creek to a point, thence South 56 degrees 30' West 441 75 feet to an iron stake, thence South 67 degrees 45' West 391 75 feet to the point of beginning

Being the same property conveyed to Stanley Henry Janeczko, Jr , Tracy Janeczko, and Stanislaw H, Janeczko,III, as tenants in common all with the right of survivorship by Quitclaim Deed from Stanely- , Henry Janeczko dated December 26, 2018 and recorded December 28, 2018 in Instrument Number 20181228-0125770, Register's Office for Davidson County, Tennessee

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **4320 Bernard Road, Joelton, Tennessee 37080**

Witness my/our hand(s) this the 29 day of April, 2025

Stanley Henry Janeczko, Jr

Tracy Janeczko

Stanislaw H Janeczko, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY HENRY JANECZKO, JR , the within named bargainor, 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 official seal, this the 4/29/25

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY JANECZKO, the within named bargainor, 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 official seal, this the 4/29/25

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANISLAW H JANECZKO, III, the within named bargainor, 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 official seal, this the 4/29/25

Notary Public
My Commission Expires _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy & Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212