Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS

$ -0-

APPLIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF June, 2017.

NOTARY PUBLIC

My Commission expires: 1-10-21

Address of New Owner :	Send Tax Bills To:	Tax Information:
Jack L. Jakobik, Jr. 4308 Pond Creek Rd. Pegram, TN 37143	Same	Part of 100-00-0-080.00 To create two (2) new Map/Parcels

Davidson County DEEDQC
Recvd: 06/02/17 11:43 6 pgs
Fees:32.00 Taxes:0.00
20170602-0055078

QUITCLAIM DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, I, **Jack L. Jakobik, Jr.**, do here by quitclaim and convey unto **L. Broner McCoy, Trustee**, the following described real property, for the express purpose of making a reconveyance to **Jack L. Jakobik, Jr., GRANTEE** herein, the following described property, for the purpose of creating two (2) separate parcels of real property;

DESCRIPTION OF A 5.01 ACRE TRACT
TRACT #1

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF PEGRAM, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF POND CREEK ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF POND CREEK ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID MARGIN, ON A NEW LINE, NORTH 86 DEGREES 18 MINUTES 56 SECONDS EAST, 669.41 FEET TO AN IRON PIN SET;

THENCE, SOUTH 1 DEGREE 25 MINUTES 24 SECONDS WEST, 322.08 FEET TO AN IRON PIN SET;

THENCE, SOUTH 83 DEGREES 46 MINUTES 24 SECONDS WEST, 643.58 FEET TO AN IRON PIN SET IN THE EASTERLY MARGIN OF POND CREEK ROAD;

THENCE, WITH SAID MARGIN AND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 7 DEGREES 56 MINUTES 01 SECONDS, A RADIUS OF 2525.00 FEET, A LENGTH OF 349.63 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 3 DEGREES 19 MINUTES 15 SECONDS WEST, 349.35 FEET TO THE POINT OF BEGINNING.

CONTAINING, 218,236 sq.ft. or 5.01 Acres, more or less. According to a Survey by: Southern Precision Land Surveying, Brian McCain, P.L.S. #2256, P.O. Box 220, Pegram, TENNESSEE 37055, DATED: 08/10/2016, File No. 16-0851

EASEMENT ACROSS SERVING TRACT 1 ABOVE:
INCLUDED WITH HIS CONVEYANCE IS A 50' INGRESS/EGRESS EASEMENT Runing Across Tract 2 as described below and SERVING THIS PROPERTY BEING FURTHER DESCRIBED AS FOLLOWS:

BEING AN INGRESS/EGRESS EASEMENT BENEFITTING TRACT 1, BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF POND CREEK ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN FOUND IN THE EASTERLY MARGIN OF POND CREEK ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE KEN PATTERSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 201603290029514-R.O.D.C., TN. THENCE, WITH THE EASTERLY MARGIN OF POND CREEK ROAD, NORTH 7 DEGREES 48 MINUTES 51 SECONDS WEST, 224.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE of 2 DEGREES 13 MINUTES 38 SECONDS, A RADIUS OF 975.00 FEET, A LENGTH OF 37.90 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 6 DEGREES 42 MINUTES 03 SECONDS WEST, 37.90 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, CONTINUING WITH SAID MARGIN AND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 3 DEGREES 29 MINUTES 39 SECONDS, A RADIUS OF 975.00 FEET, A LENGTH OF 59.46 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 3 DEGREES 50 MINUTES 24 SECONDS WEST, 59.45 FEET;

THENCE, LEAVING POND CREEK ROAD, CROSSING LOT 2, NORTH 53 DEGREES 24 MINUTES 29 SECONDS EAST, 91.77 FEET;

THENCE A COMMON LINE WITH LOT 1, NORTH 83 DEGREES 46 MINUTES 24 SECONDS EAST, 98.91 FEET;

THENCE, CROSSING LOT 2 ON A NEW LINE, SOUTH 53 DEGREES 24 MINUTES 29 SECONDS WEST, 209.27 FEET TO THE POINT OF BEGINNING. CONTAINING, 7,544 sq.ft. or 0.17 Acres, more or less. According to a Survey by: Southern Precision Land Surveying, Brian McCain, P.L.S. #2256, P.O. Box 220, Pegram, TENNESSEE 37055, DATED: 08/10/2016, File No. 16-0851

Being part of the same property (Part of Tract Two) conveyed to Jack L. Jakobik, Jr. by deed from Billy Deberry and wife, Margin Deberry of record as Instrument No: 20020311-0029836, Register's Office for Davidson County, Tennessee.

DESCRIPTION OF A 5.01 ACRE TRACT
TRACT #2

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF *PEGRAM*, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF POND CREEK ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN OF POND CREEK ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID MARGIN ON A NEW LINE, NORTH 83 DEGREES 46 MINUTES 24 SECONDS EAST, 643.58 FEET TO AN IRON PIN SET;

THENCE, SOUTH 1 DEGREE 25 MINUTES 24 SECONDS WEST, 378.59 FEET TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE JOEL & LINDA PLUNKETT, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 201306040056229-R.O.D.C., TN. NORTH 88 DEGREES 58 MINUTES 57 SECONDS WEST, 389.03 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE KEN PATTERSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 201603290029514-R.O.D.C., TN. SOUTH 72 DEGREES 24 MINUTES 39 SECONDS WEST, 211.83 FEET TO

AN EXISTING IRON PIN FOUND IN THE EASTERLY MARGIN OF POND CREEK ROAD;

THENCE, WITH SAID MARGIN, NORTH 7 DEGREES 48 MINUTES 51 SECONDS WEST, 224.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 8 DEGREES 27 MINUTES 38 SECONDS, A RADIUS OF 975.00 FEET, A LENGTH OF 143.97 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 3 DEGREES 35 MINUTES 03 SECONDS WEST, 143.84 FEET TO THE POINT OF BEGINNING. CONTAINING, 218,235 sq.ft. or 5.01 Acres, more or less. According to a Survey by: Southern Precision Land Surveying, Brian McCain, P.L.S. #2256, P.O. Box 220, Pegram, TENNESSEE 37055, DATED: 08/10/2016, File No. 16-0851

SUBJECT TO EASEMENT SERVING TRACT 1 AND AS DESCRIBED ABOVE.

Being part of the same property (Part of Tract Two) conveyed to Jack L. Jakobik, Jr. by deed from Billy Deberry and wife, Margin Deberry of record as Instrument No: 20020311-0029836, Register's Office for Davidson County, Tennessee.

AND NOW I, **L. Broner McCoy**, Trustee, do hereby transfer and convey the hereinabove described property unto **Jack L. Jakobik, Jr., GRANTEE** herein, for the purpose of creating two (2) separate parcels of real property.

This property is conveyed subject to such encumbrances, easements and restrictions as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 26th day of May, 2017.

Jack L. Jakobik, Jr.

STATE OF TN
COUNTY OF Davidson

SABRINA SOUTH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Jack L. Jakobik, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 26 day of May, 2017

My commission Expires: April 2021

NOTARY PUBLIC

IN WITNESS WHEREOF, L. Broner McCoy, Trustee, has hereunto set his hand this the 2nd day of June, 2017.

L. Broner McCoy, Trustee

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **L. Broner McCoy, as trustee**, 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.

This the 2nd day of June, 2017

My commission Expires: 1-10-21

NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 2nd day of June, 2017

Notary's Signature

My Commission Expires: 1-10-21

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY