THIS INSTRUMENT PREPARED BY:
Jack Jakobik, Jr.

AFTER RECORDING RETURN TO:

Karen Y Johnson Davidson County
Batch# 164406 **DEEDQC**
11/21/2018 11:52:04 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20181121-0114634

Grantee:
Jack Jakobik, Sr. and Janice Jakobik

Send Tax Bills To:
Jack Jakobik Sr. and Janice Jakobik
4308 Pond Creek Rd.
Pegram, TN 37143

Map & Parcel Nos.:

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Jack Jakobik, Jr. and wife, Gina Jakobik** ("Grantors") do hereby quitclaim and convey unto **Jack Jakobik Sr. and wife, Janice Jakobik** ("Grantees"), their heirs and assigns, all of our Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

This is improved property known as 0 Pond Creek Rd Pegram, TN 37143

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 22 **day of** December, 2017.

Jack Jakobik, Jr.

Gina Jakobik

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Jack Jakobik, Jr. and wife, Gina Jakobik,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 22nd **day of** Dec **, 20**17.

Notary Public

My commission expires: Sept. 7th, 2021

NOTARY SEAL

ROBERT KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF _____

The actual consideration for this transfer is $_____.

AFFIANT

Subscribed and sworn to before me, this _____ **day of** _____**, 20**___.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00 **, Affiant**
Subscribed and sworn before me this the
21 **Day of** November **20**18.
, Deputy Register

SURVEYORS DESCRIPTION
REMAINING PORTION OF THE
JACK JAKOBIK, JR. PROPERTY
POND CREEK ROAD
PART OF METRO PARCEL ID# 10000008000
INSTRUMENT NO. 200203110029835-R.O.D.C., TN.
AND DEED BOOK 11002, PAGE 513-R.O.D.C., TN.
35TH COUNCIL DISTRICT
PEGRAM, DAVIDSON COUNTY, TENNESSEE

BEGINNING AT A COMMON CORNER OF THE SUBJECT PROPERTY AND IN THE SOUTHERLY PROPERTY LINE OF THE ROGER W. MUOZ & SUSAN E. CROOKSTON PROPERTY AS OF RECORD IN INSTRUMENT NO. 200203110029835-R.O.D.C. ,TN. SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED REMAINING PROPERTY;

THENCE, NORTH 88 DEGREES 22 MINUTES 11 SECONDS EAST, 948.40 FEET;

THENCE, NORTH 87 DEGREES 55 MINUTES 24 SECONDS EAST 68.50 FEET;

THENCE, NORTH 47 DEGREES 34 MINUTES 36 SECONDS WEST 460.00 FEET;

THENCE, NORTH 68 DEGREES 26 MINUTES 39 SECONDS WEST 750.00 FEET;

THENCE, NORTH 84 DEGREES 26 MINUTES 39 SECONDS WEST 189.60 FEET;

THENCE, WITH THE EASTERLY MARGIN OF POND CREEK ROAD, NORTH 09 DEGREES 31 MINUTES 46 SECONDS WEST 51.79 FEET;

THENCE, LEAVING SAID MARGIN, SOUTH 84 DEGREES 26 MINUTES 39 SECONDS EAST 210.11 FEET;

THENCE, SOUTH 68 DEGREES 26 MINUTES 39 SECONDS EAST 771.00 FEET;

THENCE, NORTH 49 DEGREES 45 MINUTES 01 SECONDS EAST 100.25 FEET;

THENCE, SOUTH 49 DEGREES 16 MINUTES 28 SECONDS EAST 212.00 FEET;

THENCE, SOUTH 57 DEGREES 16 MINUTES 28 SECONDS EAST 184.00 FEET;

THENCE, SOUTH 22 DEGREES 46 MINUTES 28 SECONDS EAST 121.00 FEET;

THENCE, SOUTH 49 DEGREES 16 MINUTES 28 SECONDS EAST 165.00 FEET;

THENCE, SOUTH 22 DEGREES 16 MINUTES 28 SECONDS EAST 137.00 FEET;

THENCE, SOUTH 87 DEGREES 16 MINUTES 25 SECONDS EAST 112.00 FEET;

THENCE, NORTH 82 DEGREES 01 MINUTES 03 SECONDS EAST 200.00 FEET;

THENCE, SOUTH 18 DEGREES 03 MINUTES 42 SECONDS WEST 672.46 FEET;

THENCE, SOUTH 87 DEGREES 55 MINUTES 24 SECONDS WEST 497.69 FEET;

THENCE, NORTH 88 DEGREES 49 MINUTES 22 SECONDS WEST 947.07 FEET;

THENCE, NORTH 01 DEGREES 25 MINUTES 24 SECONDS EAST 753.55 FEET TO THE POINT OF BEGINNING.

CONTAINING, 1,296,755.58 SQUARE FEET, 29.77 ACRES, MORE OR LESS.

THIS DESCRIPTION IS A COMPOSITE FROM SEPARATE DEEDS COMBINED TO CREATE A SINGULAR DESCRIPTION ENCOMPASSING THE REMAINING PORTION OF THE SUBJECT PROPERTY. NO FIELD SURVEY WAS PERFORMED ON THIS REMAINING PROPERTY.

PREPARED BY:
BRIAN MCCAIN, P.L.S. TN#2256
SOUTHERN PRECISION LAND SURVEYING, INC.
P.O. BOX 220
PEGRAM, TN 37143-0220

SURVEYORS DESCRIPTION
A PORTION OF THE
JACK JAKOBIK, JR. PROPERTY
POND CREEK ROAD
PART OF METRO PARCEL ID# 10000008000
INSTRUMENT NO. 200203110029835-R.O.D.C., TN.
35TH COUNCIL DISTRICT
PEGRAM, DAVIDSON COUNTY, TENNESSEE

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF POND CREEK ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE ROGER W. MUOZ & SUSAN E. CROOKSTON PROPERTY AS OF RECORD IN INSTRUMENT NO. 200203110029835-R.O.D.C. ,TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE ROGER W. MUOZ & SUSAN E. CROOKSTON PROPERTY AS OF RECORD IN INSTRUMENT NO. 200203110029835-R.O.D.C., TN. NORTH 88 DEGREES 22 MINUTES 11 SECONDS EAST, 673.51 FEET;

THENCE, ON A NEW LINE, SOUTH 01 DEGREES 25 MINUTES 24 SECONDS WEST 52.88 FEET;

THENCE, ON A NEW LINE, SOUTH 86 DEGREES 18 MINUTES 56 SECONDS WEST, 669.41 FEET TO THE EASTERLY MARGIN OF POND CREEK ROAD AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 7 DEGREES 04 MINUTES 44 SECONDS, A RADIUS OF 475.00 FEET, A LENGTH OF 58.69 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 3 DEGREES 44 MINUTES 53 SECONDS WEST, 58.65 FEET;

THENCE, CONTINUING WITH SAID MARGIN, NORTH 00 DEGREES 13 MINUTES 09 SECONDS WEST, 18.20 FEET TO THE POINT OF BEGINNING.

CONTAINING, 43,560 SQUARE FEET OR 1.00 ACRES, MORE OR LESS.

PREPARED BY:
BRIAN MCCAIN, P.L.S. TN#2256
SOUTHERN PRECISION LAND SURVEYING, INC.
P.O. BOX 220
PEGRAM, TN 37143-0220

Source of title: 20020311-0029835, RODTN.