QUITCLAIM DEED

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

LM-24-POND CREEK

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 16th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth S. Wood and Elizabeth B. Wood, husband and wife	**New Owner**	
(NAME) **8400 Old Charlotte Pike,**	(NAME)	**PART OF 100-00-0-080.00**
(ADDRESS) **Pegram, TN 37143**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JANICE JAKOBIK, A SINGLE WOMAN,** hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **KENNETH S. WOOD AND ELIZABETH B. WOOD, HUSBAND AND WIFE** hereinafter called the Grantee(s), 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:

BEGINNING at a point in the Easterly margin of Pond Creek Road, said point being the southwest corner of the Roger W. Muoz and Susan E. Crookston property as of record in Instrument Number 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 and Susan E. Crookston property as of record in Instrument Number 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 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.

Being a portion of the same property conveyed to Jack Jakobik, Sr. and wife, Janice Jakobik by Quitclaim Deed from Jack Jakobik, Jr. and wife, Gina Jakobik of record in Instrument No. 20181121-0114634, in the Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on November 21, 2018. The said Jack Jakobik, Sr. died on August 19, 2022 leaving Janice Jakobik as the surviving tenant by the entirety.

This instrument is being executed to correct a possible erroneous conveyance as a result from the recording of Instrument 20181121-0114634.

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 **unimproved** property known as: **0 Pond Creek Road, Pegram, Tennessee 37143**.

Karen Johnson
Batch # 1175971
08/30/2024 12:58:36 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240830-0067026

Witness my/our hand(s) this the 16 day of August, 2024.

Janice Jakobik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE JAKOBIK, the within named 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, this the 16 of August, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212