Karen Johnson
Batch # 1244563
03/10/2025 10 40 55 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250310-0017748

Prepared By: Charlton Guffey
Attorney at Law
506 N Main Street
P.O. Box 904
Jamestown, TN 38556

QUITCLAIM DEED

For good and valuable consideration received, I, **Jacqueline E. Morgan Wood, an unmarried woman,** convey unto **Jacqueline Elaine Morgan Wood, Trustee of The Wood Trust, dated** February 20 **, 2025,** the following described real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Malvin Heights, first revision of Lot Nos. 1 and 2, as of record in Plat 20010205-0010881, dated February 1, 2001, Register's Office for said County, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 16, 2000 and known as Job No. 000219 as follows:

Beginning at a point on the northerly margin of Elm Hill Pike, said point of beginning being the original southernmost common corner of Lots 1 & 2 of Malvin Heights of record in Book 2330, Page 83, Register's Office of Davidson County, Tennessee, thence with the margin of Elm Hill Pike and a curve to the left having a radius of 5730.00' and a log chord of 21.99', said chord having a bearing of N 60 degrees 21' 54" W a distance along the curve of 21.99' to an iron pin; thence with the new Common Line of Lots 1 & 2 of the First Revision of Malvin Heights of record in Instrument No. 20010205-0010881 R O.D.C., Tn N 29 degrees 38′ 12″ E 173.30' to an iron pin; thence with the original northerly line of Lot No. 1 S 64 degrees 09' 13" E 22.00' to a concrete monument found; thence with the said original common property line of Lots 1 & 2 S 29 degrees 37′ 22″ W 174.76' to the point of beginning, containing 3823 square feet.

Being the same property conveyed to Jacqueline E. Morgan Davis by Warranty Deed from Margie A. Bargatze, dated June 18, 2001, of record as Instrument No. 20010702-0069698. The said Jacqueline E. Morgan Davis has subsequently married and is now known as Jacqueline Elaine Morgan Wood.

Previous and Last conveyance being a Warranty Deed from Margie A. Bargatze unto Jacqueline E. Morgan Davis, recorded June 18, 2001, Instrument No. 20010702-0069698 in the Register's Office of Davidson County, Tennessee. See also Deed of Correction, recorded June 10, 2013, Instrument No. 20130610-0058935 in the Register's Office of Davidson County, Tennessee. Jacqueline E. Morgan Davis is one and the same person as Jacqueline Elaine Morgan Wood.

Map & Parcel: 10801005300

No title examination has been made by the preparer, and Charlton Guffey, Attorney, and/or Guffey Law, PLLC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that Guffey Law, PLLC and Charlton Guffey, Attorney has prepared this instrument up on information furnished, examined and proofread by the parties. The parties have also been advised to carefully proofread the document and if any errors are found after recording of the documents, the parties will pay for the preparation and filing of any corrections.

This 20 day of February, 2025.

Jacqueline E. Morgan Wood
Jacqueline E. Morgan Wood

STATE OF TENNESSEE
COUNTY OF FENTRESS

Before me, the undersigned Notary Public, this day personally appeared **Jacqueline Elaine Morgan Wood,** the bargainer, with whom I am personally acquainted, and acknowledged the execution of the above quitclaim deed for the purposes therein contained, as witness my hand and official seal, this 20 day of February, 2025.

My Commission Expires: 4/26/2026 **NOTARY PUBLIC**

CHARLIE GUFFEY STATE OF TENNESSEE NOTARY PUBLIC FENTRESS COUNTY My Commission Expires 04-26-2026

STATE OF TENNESSEE
COUNTY OF FENTRESS

I, or We, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 20 day of February, 2025.

My Commission Expires: 4/26/2026 **NOTARY PUBLIC**

CHARLIE GUFFEY STATE OF TENNESSEE NOTARY PUBLIC FENTRESS COUNTY My Commission Expires 04-26-2026

NAME AND ADDRESS OF PROPERTY OWNER(S):

Jacqueline Elaine Morgan Wood, Trustee
The Wood Trust, dated February 20, 2025
536 Cliffmont Road
Jamestown, TN 38556

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS OWNER