Karen Johnson
Batch # 1244563
03/10/2025 10 40 55 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250310-0017749

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:

Being Lot No 10 on an unrecorded re-subdivision of Lot Nos 71, 72 and 73, on the Map of Bluefields Subdivision of record in Book 843, Page 34, Register's Office for said County, and described according to survey made by Z.J Wilkinson, Surveyor, July 10, 1950, as follows

Beginning at an iron pin in the Northerly margin of Spring Valley Road at the corner of Lots Nos. 9 and 10, thence with the line between said lots North 14 deg 49 min East 200 feet to a point, the Southeast comer of Lot 11 on said re-subdivision, thence with the line between said Lots Nos 10 and 11, Westerly 263 feet to a point in the Easterly margin of Spring Valley Road, thence with the margin of the same, around a curve, in a Southeasterly direction 335 feet, more or less, to the beginning.

Being the same parcel conveyed to Jacqueline E. Morgan-Davis, a single woman from Paul E. Davis and Bruce Allan Davis, heirs at Law of Grace E. Davis, deceased, by deed recorded May 6, 2002, instrument no. 20020506-0054957 in the Register's Office of Davidson County, Tennessee.

Previous and Last conveyance being a Quitclaim deed from Jacqueline E. Morgan Wood f/k/a Jacqueline E. Morgan-Davis, married, unto Jacqueline E. Morgan Wood, married, recorded December 17, 2010, Instrument No. 20101217-0100632 in the Register's Office of Davidson County, Tennessee.

Map & Parcel: 095 08 0 110.00

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