Karen Johnson Davidson County
Batch# 1321015 DEEDQC
09/11/2025 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250911-0072676

QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/20/2028

T-QCD-8296 OLD POND CREEK ROAD

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 11 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
Jennifer Nissenson	**New Owner**	
(NAME) **7296 Old Pond Creek Road,**	(NAME)	**10000008900 and 10000000300**
(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, **JENNY NISSENSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JENNIFER NISSENSON, AN UNMARRIED WOMAN AND ESTHER NISSENSON, AN UNMARRIED WOMAN AND JEFFREY CLEMENS, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/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:

Tract 1: 100.00-0-089.00 Bounded on the North by Osteen, bounded on the East by Thompson, bounded the West by Loftis, starting at a 4 ft. metal post located in the East line of the Turner property, also being the Northeast corner of the Osteen property as described in Deed Book 7455, page 890, of the Register's Office of Davidson County, Tennessee thence, South 03 deg. 47 min 01 sec. West, 329.66 ft. to an iron pin being the point of beginning; thence along the same line 565.25 ft. to an iron pin in the East property line of Thompson; the Northeast corner of Loftis property; thence South 89 deg. 10 min. West, 309.15 ft. alone the East line of the Loftis property to an iron pin being also in the right of way Old Pond Creek Road; thence along said right of way a curve left having a length of 105.72 ft., a radius of 214.97 ft. ale a bearing got North 26 deg. 45 min. 51 sec. West, a chord distance of 104.66 ft. to an iron pin in said right of way; thence, North 38 deg. 00 min. 52 sec. West 122.79 ft. along said right of way to an iron pin; thence with a curve right alone said right of way having a length of 390.49 ft., a radius of 1042.83 ft, and a bearing of North 26 deg. 02 min. 18 sec. West, a chord 388.21 ft. to an iron pin in said right of way; thence along said right of way; North 14 deg. 50 min. 31 sec West, 83.60 ft. to an iron pin in said right of way; thence leaving said right of way along the South property line of Osteen, South 85 deg. 33 min. 54 sec. East, 662.98 ft. back to the point of beginning, containing 6.85 acres, more or less, by survey of R.L. Montoya, Tennessee License No. 697.

Tract 2: 100.00-0-003.00 Beginning at a stone pile with large beech pointer in the North line of the Bennie Phillips' place, now owned by Jim Randall, the same also being the East corner of Eleanor Adams' place; thence with Randall's North line North 78 deg. East 54 poles to the center of Old Pond Creek Road; thence continuing on the same bearing 20 poles to a sassafras (now gone) in the West line of the Burl Johnson place; thence North 2 deg. West with Burl Jonson's West line 54 poles to a dogwood in Johnson's West line, the same also being Arthur Williams' Southeast corner; thence with Williams' South line North 88 deg. West 40 poles to the middle of Old Pond Creek Road; thence with the middle of said road and it's meanders South 9 deg. West 12-1/2 poles; thence North 88 deg. West 28 poles to a small white oak in the East line of Adams' tract, South 1 degree East 57.5 poles to the point of beginning, containing 25.85 acres, more or less.

Included in the aforesaid tract of land, but expressly excluded therefrom is a certain 5.17 acres tract of land having been previously conveyed by James Keeton, to John R. Osteen et ux by deed of record in Book 7455, page 890, and tract 1 and tract 2 as described in a certain quitclaim deed or record in Book 8510, page 249, and also that 6.85 acre tract previously conveyed to Nancy L. Kuertz by deed of record in Instrument Number 20041110-0135626, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The aforedescribed tract of land and exclusions therefrom being a tract of land consisting of 1.71 acres lying off of Old Pond Creek Road, Davidson County, Tennessee, also being known as tax map 100 parcel 3.00.

Being the same property conveyed to Jenny Nissenson by Special Warranty Deed from The Secretary of Housing and Urban Development dated June 6, 2018 and recorded June 14, 2018 in Instrument No. 201806140057137, Register's Office for Davidson County, Tennessee.

Jenny Nissenson and Jennifer Nissenson being one and the same person.

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 **improved** property known as: **7296 Old Pond Creek Road, Pegram, Tennessee 37143**.

Witness my/our hand(s) this the 22 day of August, 2025.

_____
Jenny Nissenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNY NISSENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 of August 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

CORTILYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 22, 2025 (date of document).

Brian Mitchell

Affiant Signature

Date August 22, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 11th day of September, 2025.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

