CORRECTIVE

QUITCLAIM DEED

G-ORE-26-0339

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

B. Corley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2026.

Carolyn Curdo
Notary Public

MY COMMISSION EXPIRES: 11/14/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Petrouske	**Same as New Owner**	
(NAME)	(NAME)	
339 Chesterfield Avenue		104-10-0-073.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **JENNIFER PETROUSKE, AN UNMARRIED WOMAN, AND WESLEY PETROUSKE, A/K/A WESLEY PETROUSKE II, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JENNIFER PETROUSKE, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 34 on the Plan of Bransford Realty Company's West End Heights Subdivision of record in Plat Book 332, Page 124, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 60 feet on the westerly side of Chesterfield Avenue and extends back westerly between lines 192.2 feet on the easterly line of the property conveyed to the State of Tennessee, of record in Book 4730, Page 48, said Register's Office, and 167.4 feet on the northerly line to a point in the eastern line being near the rear line of the property described herein and measures 67.3 feet thereon.

Being the same property conveyed to Jennifer Petrouske by Quitclaim deed from Wesley Petrouske a/k/a Wesley Petrouske II of record in Instrument No. 20100701-0051832 Register's Office for Davidson County, Tennessee, dated July 07, 2006 and recorded on July 01, 2010. Jennifer Petrouske and Wesley Petrouske having since divorced pursuant to Final Decree entered September 11, 2024, Docket No. 24D119, Third Circuit Court for Davison County, Tennessee.

This Corrective Quitclaim Deed is being recorded for the purpose of correcting the legal description contained in the above referenced Quitclaim Deed.

This is **improved** property known as: **339 Chesterfield Avenue, Nashville, Tennessee 37212**.

Karen Johnson Davidson County
Batch# 1387763 DEEDQC
03/03/2026 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260303-0016863

Witness my/our hand(s) this the 27 day of February 20 26

Jennifer Petrouske

Wesley Petrouske

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER PETROUSKE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2026.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY PETROUSKE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 February 27, 2026.

Signature
February 27, 2026
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this February 27, 2026

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY