QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1451827 DEEDQC
07/27/2026 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260727-0068095

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2026. 2026

Notary Public

COMMISSION EXPIRES: 9/16/28
(AFFIX SEAL)

AMY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2028

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Zachary F. Guest, unmarried	Zachary F. Guest, unmarried	099 00 0 013.00 and 086 022.01
(Name) 4282 Pond Creek Rd. Pegram, TN 37143	4282 Pond Creek Rd. Pegram, TN 37143	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Suzanne Guest, now known as Suzanne Nguyen, unmarried, hereinafter referred to as Grantor(s), hereby quitclaim to Zachary F. Guest, unmarried his/her/their heirs and assigns forever, all ofhis/her/their right, title and interest which said Grantor has in the following described real estate, situated in Cheatham and Davidson County, State of Tennessee, to wit

Land in Cheatham and Davidson County, Tennessee. Being the property of John Scott Jones, as of record in Instrument Number 20080212-0013946, Register's Office Davidson County, Tennessee. Being Tract Two of the S. L. Lewis Property (Not Of Record). Described more precisely as follows;

Beginning at an iron rod on the eastern margin of Pond Creek Road, said point being the northwest corner of the property of Terry B. Sanders, as of record in Deed Book 5393, Page 302, Register's Office Davidson County, Tennessee and being the south west corner of this tract;

Thence, with the east margin of Pond Creek Road and a curve to the left, Delta of 02°12'16", Radius of 1625.00 feet, Length of 62.52 feet and a Chord Bearing of N05°46'28"W 62.52 feet to a point;

Thence, continuing with said road margin, N06°53'29"W 396.11 feet to an iron rod at the property of Jack Jakobik and Janice Jakobik, as of record in Instrument Number 20181121-0114634, Register's

Office Davidson County, Tennessee;

Thence, with the line of Jack Jakobik and Janice Jakobik for the next three calls, S84°26'44"E 189.59 feet to an iron rod; S68°26'44"E 749.96 feet to an iron rod; S47°33'30"E 175.00 feet to an iron rod at the property of Terry B. Sanders, as of record in Deed Book 5393, Page 302, Register's Office Davidson County, Tennessee;

Thence, with the line of Terry B. Sanders, S87°24'41"W 962.53 feet to the point of beginning;

Containing 6.26 Acres, more or less.

Surveyed February 05, 2019 by L. Steven Bridges, Jr., RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075. Phone 615-822-5394.

Being the same property conveyed to Zachary F. Guest and Suzanne Guest, husband and wife from John Scott Jones, an unmarried man by Warranty Deed dated February 13, 2019 and recorded on February 21, 2019 in Instrument No. 20190221-0015842, Register's Office for Davidson County, Tennessee and also recorded February 15, 2019 in Record Book 544, Page 75, Register's Office for Cheatham County, Tennessee. Zachary F. Guest and Suzanne Guest having since divorced.

Suzanne Guest is one and the same as Suzanne Nguyen.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Suzanne Guest, unmarried has hereunto set his/her/their signature, on this, the 24th day of July 2026.

Suzanne Nguyen

Suzanne Nguyen

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Suzanne Guest, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2026.

Notary Public

My Commission Expires: May 8, 2029

(SEAL)

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certificate of Authenticity

I, Lacey Chumley, 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 **July 24, 2026**.

Date

Lacey Chumley

Affiant Signature

July 27, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of July, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

