BILL GARRETT, Davidson County
Trans:T20170056351 DEEDQC
Recvd: 06/30/17 15:18 2 pgs
Fees:12.00 Taxes:0.00

20170630-0066332

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 27th day of June, 2017.

Notary Public

My Commission expires: 3.20.19

Leslie Walsh
State of Tennessee Notary Public
Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Ellis P. Jakes, Trustee **2228 Cages Bend Road** **Gallatin, TN 37066**	**Ellis P. Jakes** **2228 Cages Bend Road** **Gallatin, TN 37066**	**15/244**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Ellis Jakes, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Ellis P. Jakes, Trustee, and his successors in trust, of The Ellis P. Jakes Revocable Living Trust, its successors and assigns, his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the easterly margin of Whites Creek Pike, said point of beginning being approximately 50 feet northerly from the northwest corner of the Leo Vincent property of record in Book 3707, Page 433, Register's Office for Davidson County, Tennessee; said point of beginning being the southwestern corner of this tract; thence with the easterly margin of said Whites Creek Pike the following two calls: N 06 degrees 15 minutes 33 seconds W, 87.78 feet to an iron pin; thence N 01 degree 06 minutes 48 seconds E, 28.23 feet to a concrete monument; thence leaving the easterly margin of said Whites Creek Pike and with the southerly line of Lot No. 1 of the William C. Gifford Property of record in Book 5800, Page 32, Register's Office for Davidson County, Tennessee, S 86 degrees 49 minutes 47 seconds E, 183.39 feet to an iron pin; thence S 06 degrees 07 minutes 09 seconds E, 9.04 feet to an iron pin; thence S 84 degrees 03 minutes 56 seconds E, 265.24 feet to a point; thence leaving the line of said lot No. 1, S 26 degrees 22 minutes 33 seconds W, 102.47 feet to an iron pin; thence N 86 degrees 40 minutes 16 seconds W, 394.01 feet to the point of beginning, containing 1.04 acres, more or less.

BEING the same property as conveyed to Ellis Jakes by warranty deed from John M. Goforth and wife, Betty C. Goforth, of record in Book 9653, page 467, Register's Office for Davidson County, Tennessee.

This is improved property located at 7440 Whites Creek Road, Joelton, TN 37080.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 27th day of June, 2017.

Ellis Jakes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Ellis Jakes, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2017.

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My commission expires: 3.20.19

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.