BILL GARRETT, Davidson County
Trans:T20170056351 DEEDQC
Recvd: 06/30/17 15:22 2 pgs
Fees:12.00 Taxes:0.00

20170630-0066336

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, **2228 Cages Bend Road** **Gallatin, TN 37066**	**Ellis P. Jakes** **2228 Cages Bend Road** **Gallatin, TN 37066**	**40-160**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Ellis P. 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 and assigns, his entire right title and interest in and to a certain tract of parcel of land in Davidson County, Tennessee more particularly described as follows:

BEGINNING at a railroad spike in the center of Old Hickory Boulevard, said spike is about 2000 feet West of the intersection of said Boulevard and the centerline of Interstate 24 overpass; thence, with the center of said Boulevard S. 80 degrees 06 minutes W 99.67 feet to a railroad spike in the center of said Boulevard; thence S 78 degrees 57 minutes W 100.57 feet to a railroad spike in the center of said Boulevard; thence, N 11 degrees 00 minutes W crossing an iron pipe at 31.31 feet running approximately 1 foot East of a wooden rail fence, in all 280.84 feet to an iron pipe approximately 1 foot East of said fence line; thence, with a wire fence N 11 degrees 03 minutes 56 seconds W 403.08 feet to an iron pin at the intersection of a fence running West; thence, N 76 degrees 55 minutes E 32.62 feet to an iron pin; thence S 35 degrees 48 minutes 21 seconds E. 399.81 feet to an iron pin in a wire fence line; thence, with said fence line S 11 degrees 03 minutes 50 seconds West at 293.65 feet crossing a galvanized fence post in all 324.01 feet to the place of beginning containing 2.4 acres more or less

BEING the same property as conveyed to Ellis P. Jakes by warranty deed from J.J.R.A.M.C., Inc. of record in Book 7801, page 352, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 7425 Old Hickory Boulevard, Nashville, Tennessee 37189.

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

Ellis P. Jakes

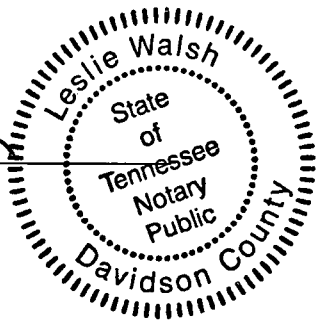
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Ellis P. 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.

Leslie Walsh

Notary Public



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.