BILL GARRETT, Davidson County
Trans:T20170056351 DEEDQC
Recvd: 06/30/17 15:23 2 pgs
Fees:12.00 Taxes:0.00
20170630-0066337

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:

Ellis P. Jakes, Trustee
2228 Cages Bend Road
Gallatin, TN 37066

Send Tax Bills to:

Ellis P. Jakes
2228 Cages Bend Road
Gallatin, TN 37066

Map-Parcel Numbers:
21/162

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 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 of parcel of land in Davidson County, Tennessee, described as follows:

> Beginning at a point in the westerly right of way line of the Clarksville Highway where the common boundary line between the lands of Johns and the lands of Mrs. Elsie Felts Binkley, et al, extended in a westerly direction, intersects said right of way line; thence north 87° 20' 30" west 171.28 feet; thence south 13° 0' east 591.19 feet to a point in the westerly right of way line of said Clarksville Highway; thence northerly with said right of way line 570.05 feet to the point of beginning and containing 1.21 acres, more or less.
>
> BEING the same property as conveyed to Ellis Jakes by warranty deed from S.K. Grayson and wife, Frances E. Grayson, of record in Book 3250, page 467, Register's Office for Davidson County, Tennessee.
>
> This is unimproved property located on Clarksville Pike, Joelton, Tennessee 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 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.

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.