BILL GARRETT, Davidson County
Trans:T20170056351 DEEDQC
Recvd: 06/30/17 15:24 2 pgs
Fees:12.00 Taxes:0.00
20170630-0066338

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: 3.2019

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**	**21/163**

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

BEGINNING in the west margin of Nashville and Clarksville Highway No. 112 in the north line of the Binkley Property; thence with the west margin of said Highway, as follows: North 20° East 492.6 feet; North 18° 30' East 200 feet; North 15° 02' East 200 feet; North 11° 02' East 255.7 feet to a point in Grayson's west line; thence leaving the highway and with Grayson's line, North 13° 30' West 545 feet to the center of a branch in Endsley's line; thence with Endsley's south line and partly along the branch, South 84° West 535 feet to a point; thence with Mrs. Steel's line, South 1° 30' West 390 feet to a point just north of the branch, continuing with Mrs. Steel's line, North 85° West 158 feet; thence along a line and entering the branch, South 32° 30' West 228 feet and South 23° West 66 feet; thence with the line crossing the branch and re-entering the branch, South 5° East 264 feet; thence with the line just west of the branch, South 33° 30' West 132 feet to a point on the north bank of said branch; thence along the north bank, South 70° West 132 feet to a tack in root; thence along Binkley's line, as follows: South 20° East 532 feet; thence South 88° East 655 feet to the point of beginning, containing 28.48 acres more or less.

BEING the same property as conveyed to Ellis P. Jakes by deed from Ethel Perry Yunker and Husband, William Yunker, of record in Book 3220, page 93, Register's Office for Davidson County, Tennessee.

This is property located at 6099 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 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

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.