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

20170630-0066339

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**	**15/172**

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 at an iron pin on the westerly terminus of Gerald Drive, a 50' right-of-way, at the southeast corner of property conveyed to McDowell Development Corporation by deed of record in Book 4510, page 552, R.O.D.C., TN, said iron pin being located S 7° 16' W, a distance of 5.96' from the southwest corner of Lot 1 on the Plan of the Resubdivision of Lots 16, 17, and 18, William Hills Subdivision Section 2, of record in Book 5190, Page 446, R.O.D.C., TN; thence with a fence line along McDowell Development Corporation's south line, N 84° 10' 49" W, a distance of 539.44' to an iron pin on the northerly right-of-way of Interstate Highway I-24; thence with the northerly margin of I-24, S 54° 25' 36" E, a distance of 203.55' to a concrete highway monument; thence continuing with the northerly right-of-way of I-24, with a curve to the left having a radius of 3729.8' and a central angle of 6° 06' 38" (and a chord bearing and distance of S 40° 28' 47" E, 397.59'), a distance of 397.78' to a concrete monument at the southwest corner of Lot 11 William Hills Subdivision, Section 2; thence with the west line of Lot 11 and the west terminus of Gerald Drive, N 7° 16' E, a distance of 278.78' to the point of beginning and containing 1.81 acres.

This conveyance is made subject to lack of direct access to interstate Highway 24 as set forth in deed of record in Book 4484, page 793, Register's Office for Davidson County, Tennessee.

BEING the same property as conveyed to Ellis T. Jakes, Jr. from William C. Gifford by warranty deed of record in Book 6308, page 941, and correcting grantee's name to Ellis P. Jakes in Book 6369, Page 109, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Whites Creek 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.