BILL GARRETT, Davidson County
Trans:T20170056351 DEEDQC
Recvd: 06/30/17 15:25 2 pgs
Fees:12.00 Taxes:0.00
20170630-0066340

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**	**13/2**

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 a pin set in the center of the intersection of State Highway No. 112 (Nashville-Clarksville Highway) and Harper Road; thence with the center of said Harper Road, north 2° east 1252 feet to an iron pin; thence north 88° west 200 feet to a point; thence north 2° east 200 feet to a point in the southerly margin of the Douglas Property; thence north 88° west 803 feet to a point; thence south 52° west 390.1 feet to a point, being an iron pin set in the center of said State Highway No. 112; thence with the center of said Highway, south 38° east 324.5 feet to a pin; south 42° east 462 feet to a pin; south 46° east 363 feet to a pin and south 51° east 627 feet to the point of beginning, measuring a total of 1776.5 feet with the center of said Highway, and containing 21.28 acres more or less.

BEING the same property as conveyed to Ellis P. Jakes by installment deed from C.R. Bracey and wife, Lela Maude Felts Bracey, of record in Book 4167, page 397, 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 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.