BILL GARRETT, Davidson County
Trans:T20170056351 DEEDQC
Recvd: 06/30/17 15:26 2 pgs
Fees:12.00 Taxes:0.00

20170630-0066343

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(F).

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 37228

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**	**15-192**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Ellis 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 of THE ELLIS P. JAKES REVOCABLE LIVING TRUST, his 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 easterly margin of Whites Creek Pike, said point of beginning being the Southwest corner of this tract and also being the Northwest corner of the property now or formerly belonging to Leo Vincent, of record in Deed Book 3707, Page 433, R.O.D.C., Tennessee; thence with the easterly margin of Whites Creek Pike North 06° 24' 06" West 49.98 feet to an iron pin; thence leaving the margin of Whites Creek Pike South 86° 41' 39" East 394.01 feet to a point; thence North 26° 24' 34" East 102.47 feet to an iron pin; thence South 84° 13' 36" East 479.48 feet to an iron pin; thence South 84° 29' 10" East 80.00 feet to an iron pin; thence South 04° 42' 24" East 159.82 feet to an iron pin; thence North 85° 45' 03" West 314.20 feet to an iron pin; thence North 28° 11' 17" West 16.30 feet to an iron pin; thence North 86° 18' 41" West 293.44 feet to an iron pin; thence North 14° 39' 16" West 17.33 feet to an iron pin; thence with the line of said Vincent Property North 86° 38' 19" West 385.60 feet to the point of beginning, containing 2.63 acres, more or less.

BEING the same property conveyed to Ellis Jakes by warranty deed of record from W.C. Gifford and wife, Sue D. Gifford, in Book 8355, Page 904, Registers Office of Davidson County Tennessee.

This is improved property known as 7438 Whites Creek Pike, Joelton, TN 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 Jakes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ellis Jakes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, 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.