BILL GARRETT, Davidson County
Trans:T20170056351 DEEDQC
Recvd: 06/30/17 15:27 2 pgs
Fees:12.00 Taxes:0.00
20170630-0066345

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**	**15/52**

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, 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 land in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made February 9, 1948, by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the center line of the Nashville and Springfield Road, at the southwest corner of the property belonging to Edward Shelby; thence, South 89° 20' East 240.3 feet to a stake; thence, South 9° 10' East 165 feet to a stake and post; thence, South 50° 30' West 71.5 feet to a stake; thence, South 84° 50' West 168.2 feet to the center of the Nashville and Springfield Road; thence, with the center line of the same, North 10° 30' West 230 feet to the point of beginning, containing 1.16 acres more or less.

BEING the same property as conveyed to Ellis Jakes by warranty deed from Velma Spain Short, E Leon Spain, and Margaret Spain Everett of record in Book 9749, page 98, Register's Office for Davidson County, Tennessee.

This property is unimproved property known as 7400 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 of said State and County, Ellis 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.