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

20170630-0066346

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**	**15/51**

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

A tract of land in the Second Civil District, Metropolitan Nashville-Davidson county, Tennessee being a part of Parcel (51) on Tax Map 15 and being more particularly described as follows:

Beginning at an existing iron pin on the easterly right of way line of Whites Creek Pike at the common northwesterly corner of the herein described tract and the southwesterly corner of Parcel (52) on Tax Map 15 owned by Mrs. Velma Spain Short in Deed Book 5305, page 474, Register's Office of Davidson County, Tennessee; thence, with the common line between the herein described tract and Short property N 88° 04' 30" E 141.15 feet to an existing iron pin; thence, N 58° 11' 27" E 71.50 feet to an existing iron pin; thence, with a severance line S 4° 08' 38" E 227.85 feet to an iron pin set; thence N 87° 27' 00" W 222.93 feet to an iron pin set on the easterly right of way of Whites Creek Pike; thence, with the easterly right of way line of Whites Creek Pike, N 2° 33' 00" E 60.52 feet to an iron pin set at the beginning of a curve; thence, with said curve to the left (radius 1,942.77 feet) northeasterly a distance of 114.48 feet to the point of beginning and having a chord bearing

and distance of N 00° 51' 43" E 114.460 feet and containing 40,101 square feet or 0.921 of an acre.

BEING the same property conveyed to Ellis Jakes by special warranty deed from McDowell Development Corporation of record in Book 6357, page 240, Register's Office for Davidson County, Tennessee.

This is improved property known as 7390 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

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.

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.