Karen Johnson Davidson County
Batch# 382792 DEEDWARR
04/07/2020 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20200407-0036767

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $328,000.00

Angela Pearson
Affiant

Subscribed and sworn to before me, this 3rd day of April 2020.

Notary Public

My commission expires: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sarah Joy Pulley **Matt Braden**	Send to new	**01400009100**
6600 Clarksville Pike	owner	
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Sherri Berry, Executor of the Estate of Dorothy I. A. Jakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Joy Pulley and husband, Matt Braden

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Clarksville Highway, US 41-A, Tennessee 112, 670.0 feet in an Easterly direction from the Northeast corner of Clarksville Highway and Douglas Road, thence North 6 degrees East 715.0 feet to an iron pin, thence South 79 degrees East 183.0 feet to an iron pin, thence South 6 degrees West 715.0 feet to a point in the Northerly margin of Clarksville Highway, North 79 degrees 00' West 183 feet to the point of beginning and containing 3.0 acres, more or less.

Being the same property conveyed to Leonard Wilson Jakes and wife, Dorothy I. Jakes by deed from Tower Real Estate development Corporation dated 2/25/65 of record in Book 3868, Page 970, Register's Office of Davidson County, Tennessee. By quitclaim deed dated 6/5/03 of record in Instrument No. 200306100079686, said Register's Office, Leonard W. Jakes and Dorothy I. A. Jakes conveyed subject property to Leonard W. Jakes and Dorothy I. A. Jakes, Trustees of The Leonard W. Jakes and/or Dorothy I. A. Jakes Revocable Living Trust. By quitclaim deed dated 9/18/12 of record in Instrument No. 201210150094322, said Register's Office, Dorothy I. Jakes, Trustee of The Leonard W. Jakes and/or Dorothy I. A. Jakes Revocable Living Trust, conveyed subject property to Vicki Lynn Jakes Elliott, Trustee of the Dorothy I. A. Jakes Family Trust dated August 22, 2012. By Order entered In The Matter of Dorothy I.A. Jakes, No. 17P-1731, Seventh Circuit Court of Davidson County, Tennessee, the Leonard W. Jakes and Dorothy I. A. Jakes Revocable Trust and the Dorothy I.A. Jakes Family Trust were

terminated and dissolved in accordance with TCA 35-15-412(b), with title to the subject property being divested out of Vicki Elliott, Trustee of the Dorothy I. A. Family Trust, and vested in fee simple in Dorothy I. A. Jakes: reference to Instrument No. 201806010052574, said Register's Office. Dorothy I. A. Jakes died testate on 4/4/19 and Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P756.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All taxes and assessments due in 2020, and thereafter.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County.

Restrictions of record in Instrument No. 20121015-0094322, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 6600 Clarksville Pike, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Estate of Dorothy I. A. Jakes

By: _____ Date: 4/3/2020
Sherri Berry, Executor

_____ Date: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, the within named Sherri Berry, the Executor of the Estate of Dorothy I. A. Jakes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 3RD day of APRIL, 2020.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

True Copy Certification

I, **Melissa Turecki**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

SEAL

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021