Karen Johnson Davidson County
Batch# 523498 DEEDQC
12/02/2020 02:42:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201202-0140106

THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1033 Demonbreun Street, Ste. 300
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 0.00.

Amanda Birmer
Affiant

Sworn to and subscribed before me this 14 **day of** August **, 2020.**

Notary Public

My Commission Expires: 11/17/20

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jakes, LLC	605 Annex Avenue	Owner	
8956 Sawyer Brown Road	Nashville, TN 37209		**090-08-0-198.00**
Nashville, TN 37221			

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Michael R. Vacek and Susan W. Vacek, husband and wife** (Grantors), do hereby quitclaim, transfer and convey unto **Jakes, LLC, a Tennessee limited liability** (Grantee), its successors and assigns, all of its rights, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-Subdivision Part of Lot No. 58, West Nashville Annex of record in Plat Book 3842, Page 263, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda J. Groves by Warranty deed from Jerry W. Atler and wife, Edna E. Atler of record in Instrument No. 20181001-0096926 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018.

Being the same property conveyed to Curtis Croves by Quitclaim deed from Linda J. Groves of record in Instrument No. 20190307-0021203 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 07, 2019.

Being the same property conveyed to Daniel S. Arcand, an unmarried man by Warranty deed from Curtis Groves, an unmarried man of record in Instrument No. 20190404-0030665 Register's Office for Davidson County, Tennessee, dated April 01, 2019 and recorded on April 04, 2019.

Being the same property conveyed to Michael R. Vacek and Susan W. Vacek, husband and wife by Warranty deed from Daniel S. Arcand, an unmarried man of record in Instrument No. 20200721-0079930 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 21, 2020.

WITNESS my hand this the 14 day of August, 2020.

Michael R. Vacek

Susan W. Vacek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Michael R. Vacek and Susan W. Vacek** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of August, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/20