THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 22nd day of December, 2021. Notary Public My Commission Expires: ___

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 779442 DEEDQC
12/23/2021 12:41:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211223-0169884

QUITCLAIM DEED

Address New Owner: Joseph Michael Jakes 1001 Percy Warner Blvd Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 129-12-0-056.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Joseph M. Jakes, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Joseph M. Jakes and Stephanie Nicole Jakes, Husband and Wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Section I, Warner Park Valley, as of record in Plat Book 3600, Pages 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the westerly margin of Percy Warner Boulevard, at the corner of Lots 252 and 264; thence with the line between said lots, westerly 112.4 feet to a corner of Lot No. 253; thence with the line between said Lots 252 and 253; southerly 122.5 feet to a point in the northerly margin of Edwin Warner Drive; thence with the margin of the same, easterly 112.1 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.05 feet to a point in the margin of Percy Warner Boulevard; thence with the margin of the same, northerly 98.94 feet to the point of beginning.

Being the same property conveyed to Joseph M. Jakes by Warranty deed from Robert Louis Jones and wife, Dorothy Jones of record in Instrument No. 20060804-0095723 Register's Office for Davidson County, Tennessee, dated July 31, 2006 and recorded on August 04, 2006.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2021.

Joseph M. Jakes

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jospeh M. Jakes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of December, 2021.

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
My Commission Expires: _____