THIS INSTRUMENT PREPARED BY:
David H. Wood, Esq.
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

Karen Johnson Davidson County
Batch# 854838 DEEDWARR
05/13/2022 08:37:58 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220513-0055096

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 500,000.00

AFFIANT

Subscribed and sworn to before me this 10th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 1.3.23

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

FROM: Kenneth Jakes, Successor Trustee of the Ellis P. Jakes Revocable Living Trust ("GRANTOR")

TO: Bell Group, LLC ("GRANTEE")

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Bell Group LLC 5133 Harding Pike, Suite B3 Nashville, TN 37205	Bell Group LLC ATTN: Derek Bell Brentwood Blind Company 5133 Harding Pike, Suite B3 Nashville, TN 37205	040-00-0-160.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Five Hundred Thousand and No/100s ($500,000.00) Dollars, cash in hand, and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Kenneth Jakes, Successor Trustee of the Ellis P. Jakes Revocable Living Trust**, has bargained and sold, and by these presents does transfer and convey unto **Bell Group LLC, a Tennessee limited liability company**, its successors and assigns, all of his right, title, and interest in and to a certain tract or parcel of land described as follows, to wit:

Land lying in the 3rd Councilmanic district of Davidson County, Tennessee, and being further described as follows:

BEGINNING at a railroad spike in the center of Old Hickory Boulevard, said spike is about 2000 feet West of the intersection of said Boulevard and the centerline of Interstate 24 overpass; thence, with the center of said Boulevard S. 80 degrees 06 minutes W 99.67 feet to a railroad spike in the center of said Boulevard; thence S 78 degrees 57 minutes W 100.57 feet to a railroad spike in the center of said Boulevard; thence, N 11 degrees 00 minutes W crossing an iron pipe at 31.31 feet running approximately 1 foot East of a wooden rail fence, in all 280.84 feet to an iron pipe approximately 1 foot East of said fence line; thence, with a wire fence N 11 degrees 03 minutes 56 seconds W 403.08 feet to an iron pin at the intersection of a fence running West; thence, N 76 degrees 55 minutes E 32.62 feet to an iron pin; thence S 35 degrees 48 minutes 21 seconds E. 399.81

feet to an iron pin in a wire fence line; thence, with said fence line S 11 degrees 03 minutes 50 seconds East (erroneously referenced as WEST in prior conveyances) at 293.65 feet crossing a galvanized fence post in all 324.01 feet to the place of beginning containing 2.4 acres more or less.

Being the same property conveyed by deed from Ellis P. Jakes to Ellis P. Jakes, Trustee of record in Instrument No. 20170630-0066336, dated June 27, 2017, Register's Office of Davidson County, Tennessee.

This is unimproved property located at **7425 Old Hickory Boulevard, Nashville, Tennessee 37189**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, and assigns, forever.

And he does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as follows:

1. 2022 Davidson County Real Property Taxes, a lien not currently due.

2. Easement for right of way of Old Hickory Boulevard lying within boundaries of premises.

3. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

4. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, page 262, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160204-0010825, said Register's Office.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE. its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of May, 2022.

ELLIS P JAKES REVOCABLE LIVING TRUST

By: _____
Kenneth Jakes, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Kenneth Jakes, with whom I am personally acquainted, and who acknowledged that he is the Successor Trustee of the Ellis P Jakes Revocable Living Trust, and is authorized to execute this instrument on behalf of said trust and that as such he executed this instrument for said trust for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2022.

Notary Public

My commission expires: 1-3-23

