Karen Johnson Davidson County
Batch# 1021836 AFFIDAVITH
07/03/2023 09:08:42 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230703-0050510

Tax Information:
Parcel ID: Map 21
Parcels 186, 196, 269 (portion of 21-197)
277 (portion of 21-197), and 315 (portion of 21-197)

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

AFFIDAVIT OF INHERITANCE

I, Kenneth Lee Jakes, the undersigned, of Sumner County, Tennessee, being first duly sworn, depose and say to the best of my knowledge and belief:

(1) I am an adult and reside at 2228 Cages Bend Road, Gallatin, Sumner County, Tennessee 37066. Send property tax bills to Kenneth L. Jakes at my address.

(2) My uncle, Ellis Pearson Jakes, retained a life estate, and conveyed a remainder interest to me on certain real property located on Eatons Creek Road, Nashville, Davidson County, Tennessee, (the "Property") and described as follows:

Land lying in Davidson County, Tennessee and being more particularly described as follows:

Tract No. 1:
Land in the 14th Civil District of Davidson County, Tennessee, described more particularly as follows: Beginning at a point in the center of Eaton's Creek Road, formerly Dry Fork Road, being Guy John's southeast corner; thence South 3° West 49.28 poles to a stone; thence continuing with the center of said road South 63 1/4° West 89.6 poles to a stake; thence North 14° West 694.1 feet, more or less, to the southwesterly corner of Tract No. 6 of the property conveyed to J. W. Hobbs, and wife, by deed of record in Book 2641, page 546, Register's Office of said County; thence South 82° 31' 30" East 344.61 feet to a stake; thence North 10 ° East 500 feet, more or less, to the northeast corner of Tract No. 4, as conveyed to J. W. Hobbs, and wife, as aforesaid; thence North 84° 38' West 375 feet to a point in the easterly margin of State Highway No. 112 (Clarksville Pike); thence with the margin of said highway northwardly 50 feet to a point, the southwesterly corner of Tract No. 3, as conveyed to J. W. Hobbs, and wife, as aforesaid; thence South 84° 38' East 375 feet to a point (stake); thence North 10° East 420 feet, more or less, to the northeast corner of Tract No. 1, as conveyed to Robert D. Adkins, and wife, by deed of record in Book 2640, page 441, Register's Office of said County; thence South 87° 20' 30" East with the boundary of the Guy John's property 1062.5 feet, more or less, to the point of the beginning.

Tract No. 2:
A tract of land containing 11 3/4 acres more or less in the 14h Civil District of Davidson County, Tennessee, beginning at a stone, the southwest corner of the 80 acre tract recently conveyed by Mrs.

Eberle to L. C. Zimerlee, south, 89° East 83 1/2 poles; thence north 2° East 41 poles to a stone thence 89°West 5 poles to a stone thence 63 1/4° West 89.6 poles to the beginning.

Tract No. 3:
Land in the 14th Civil District of Davidson County, Tennessee, and being Lot No. 3 on the plan of the Henry Floto Estate, of record in Book 421, page 147, Register's Office of Davidson County, Tennessee, described as follows: Beginning at a point in the center of Eaton's Creek Road, said road formerly being known as the Germantown Road, said point being the southwest corner of land conveyed by Catherine Eberle to L. C. Zimmerlee; thence South 88° East 64 poles to a black oak; thence South 3° West 12 poles to a stake; Dismuke's southwest corner; thence south 88° East 100 poles to the a chestnut; thence South 3° West 93 poles to a stake, the northeast corner of Lot No. 1; thence North 88° west 100 poles to the Munn's southeast corner; thence North 2° East 36 poles to a stake, Munn's northeast corner, thence North 88° West 58 poles to a stake; thence North 2° East 46 poles to a stake; thence North 88°West 5 poles to a point in the center of Eaton's Creek Road; thence with the same North 2° East 24 poles to the beginning, containing 85 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from the above are the tracts or parcels of land as follows:

1) The tract or parcel of land conveyed to Leroy Butler and wife, Frances Butler, by warranty deed from Ellis Jakes, unmarried, dated April 4, 1977, of record in Book 5131, Page 559, and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1 on the plan of Jakes Subdivision, Section One, of record in Book 4955, page 67,Register's Office for said County.
>
> SAID Lot No. 1 fronts 156.5 feet on the southeasterly margin of Eaton's Creek Road and extends back 296.44 feet on the easterly line and 214.88 feet on the westerly line to a dead line in the rear, measuring 176.49 feet thereon.

2) The tract or parcel of land conveyed to James E. Voekel and wife, Linda Fay Voekel, by warranty deed from Ellis Jakes, unmarried, dated December 1, 1977, of record in Book 5236, Page 922 described as follows:

> LAND in Davidson County, Tennessee, being Lots Nos. 2 and 3 on the plan of Section One, Jakes Subdivision of record in Book 4955, page 67, Register's Office for said County.
>
> SAID Lots Nos. 2 and 3 front together 251.5 feet on the southeasterly margin of Eaton's Creek Road and extend back 320.0 feet on the northeasterly line and 296.44 feet on the southwesterly line to a broken line in the rear, measuring 257.52 feet thereon.

3) The tract or parcel of land conveyed to Dwight Moore, unmarried, by warranty deed from Ellis Jakes, unmarried, dated September 21, 1977, of record in Book 5213, Page 611 described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of Section One, Jakes Subdivision of record in Book 4955, page 67, Register's Office for said County.

SAID Lot No. 4 fronts 125 feet on the southeasterly margin of Eaton's Creek Road and extends back between parallel lines 320 feet to a dead line.

4) The tract or parcel of land conveyed to James H. Pennington and wife, Janet W. Pennington, by warranty deed from Ellis Jakes, unmarried, dated August 31, 1977, of record in Book 5199, Page 443 described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5 on the plan of Section One, Jakes Subdivision of record in Book 4955, page 67, Register's Office for said County.

SAID Lot No. 5 fronts 125 feet on the southeasterly margin of Eaton's Creek Road and extends back between parallel lines 320 feet to a dead line.

5) The tract or parcel of land conveyed to Steven D. Barton and wife, Sharon J. Barton, by warranty deed from Ellis Jakes, unmarried, dated August 31, 1977, of record in Book 5214, Page 252 described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Section One, Jakes Subdivision of record in Book 4955, page 67, Register's Office for said County.

SAID Lot No. 6 fronts 125 feet on the southeasterly margin of Eaton's Creek Road and extends back between parallel lines 320 feet to a dead line.

6) The tract or parcel of land conveyed to Robert A. Friedmann, III and wife, Donna Yow Friedmann, by warranty deed from Ellis Jakes, unmarried, dated March 23, 1978, of record in Book 5269, Page 742 described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Section One, Jakes Subdivision of record in Book 4955, page 67, Register's Office for said County.

SAID Lot No. 7 fronts 129.10 feet on the southeasterly margin of Eaton's Creek Road and extends back 177.25 feet on the northeasterly line and 320 feet on the southwesterly line to a broken line in the rear, measuring 278.07 feet thereon.

7) The tract or parcel of land conveyed to Leroy Butler and wife, Frances Butler, by warranty deed from Ellis Jakes, unmarried, dated October 7, 1982, of record in Book 5947, Page 818 described as follows:

LAND in Davidson County, Tennessee, being a portion of the tract marked "Reserved Parcel A for Future Development" on the plan of Section One, Jake's Subdivision, of record in Book 4955, page 67, Register's Office for said County, and further described according to a survey by Clyde David Anderson, dated September, 1982, as follows:

BEGINNING at a point in Eaton's Creek Road, said point being north 26° 45' west 8.5 feet from the westerly front corner of Lot No. 1 on said plan; thence south 26° 45' east 8.5 feet to the westerly front corner of Lot No. 1; thence continuing south 26° 45' east, with the westerly line of Lot No. 1, 214.88 feet to a point; thence with the rear line of Lot No. 1, south 89° 13' east 176.49 feet to a point, said point being the common rear corner of lots

Nos. 1 and 2 on said plan; thence south 26° 45' east 28.19 feet to a point; thence north 89° 13' west 417.26 feet to a point; thence north 26° 45' west 140.278 feet to a point in Eaton's Creek Road; thence along a line in Eaton's Creek Road which is 16.5 feet southeast of and parallel to the center line of said Road, north 63° 15' east 213.5 feet to the point of beginning.

BEING the same property conveyed to Ellis P. Jakes (deceased) for life, with remainder to Kenneth L. Jakes, by Quitclaim Deed Reserving Life Estate, of record as Instrument No. 20181221-0124299, in the Register's Office for Davidson County, Tennessee.

THIS is improved property located on 6160, 6120, 6152, and 0 Eatons Creek Road, Nashville, Tennessee 37080.

(3) Ellis P. Jakes was a single man. He had no children.

(4) My uncle, Ellis P. Jakes, died on May 21, 2022.

(5) The life estate reserved to Ellis P. Jakes in the Property ended at his death, and the remainder interest passed to me at his death.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite his respective name.

6/30/23
Date

Kenneth L Jakes
Kenneth Lee Jakes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Kenneth Lee Jakes, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 2023.

Leslie Walsh
NOTARY PUBLIC

My Commission Expires: 11-2-26

Leslie Walsh
State of Tennessee Notary Public
Davidson County