Karen Johnson Davidson County
Batch# 1021836 DEEDQC
07/03/2023 09:08:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230703-0050512

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

FROM: Kenneth Lee Jakes, Executor of the Estate of Ellis Pearson Jakes Chancery Court for Sumner County, Tennessee, Probate Division, Case No: 2022-PR636 ("GRANTOR")

TO: Kenneth Lee Jakes ("GRANTEE")

ADDRESS OF NEW OWNER:
Kenneth Lee Jakes
5920 Clarksville Pike
Joelton, TN 37080

SEND TAX BILLS TO:
Kenneth Lee Jakes
5920 Clarksville Pike
Joelton, TN 37080

MAP/PARCEL:
Map 14
Parcel 56

EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100s Dollars ($10.00), cash in hand paid, Kenneth Lee Jakes, Executor of the Estate of Ellis Pearson Jakes, has bargained and sold, and by these presents does transfer and convey unto Kenneth Lee Jakes, his heirs, successors and assigns, all of his right, title and undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, in the 14th Civil District, described as follows, to wit:

> Beginning at a point in the center of Binkley Road 1213.7 feet west of a spike in the center of Eaton's Creek Road; thence north 14° 30' East, 461 feet to a point; thence north 13° 25' east, 75 feet to a point; thence south 18° 30 ' west, 461 feet to a spike in the center of Binkley Road: thence westerly with a slight curve to the right, being also the center of Binkley Road 370' to the point of beginning, and containing 2.43 acres more or less.
>
> BEING the same property vested in Ellis P. Jakes by Final Decree Confirming Sale dated October 16th, 2017 of the Chancery Court of Davidson County, Tennessee, Docket No. 16-318-I, filed of record on October 18, 2017 in instrument 20171018-0106697 in the Register's Office for Davidson County, Tennessee.
>
> This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth Lee Jakes, his heirs, successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that he has done nothing to impair the title as received by GRANTOR during the time of the administration of the estate, and he will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand, this 30 day of June, 2023.

THE ESTATE OF ELLIS PEARSON JAKES

Kenneth Lee Jakes, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Kenneth Lee Jakes, Executor of The Estate of Ellis Pearson Jakes, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-2-26

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 30th day of June, 2023.

Notary Public

My Commission Expires: 11-2-26

Leslie Walsh
State of Tennessee
Notary Public
Davidson County