Karen Johnson Davidson County
Batch# 1038239 DEEDWARRSP
08/15/2023 08 40 14 AM 2 pgs
Fees. $13 00 Taxes $92 50
20230815-0063299

THIS INSTRUMENT PREPARED BY
John A Beam, III
Attorney-at-law
709 Taylor Street
P O Box 280240
Nashville, Tennessee 37208

FROM: Kenneth Lee Jakes (the "GRANTOR")

TO: Spencer P. Graham and Ehrica Julia Graham (the "GRANTEES")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Spencer P Graham and Ehrica Julia Graham 3780 Bear Hollow Road Joelton, TN 37080	Spencer P. Graham and Ehrica Julia Graham 3780 Bear Hollow Road Joelton, TN 37080	Part of Parcel 02100019600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Twenty Five Thousand and No/100's Dollars ($25,000.00), the receipt and sufficiency of which is hereby acknowledged, Kenneth Lee Jakes, has bargained and sold, and by these presents does transfer and convey unto Spencer Graham and Ehrica Julia Graham, husband and wife, their successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and described as follows, to wit.

Property located in the 1st Councilmanic District of Davidson County, TN and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated. 06-22-23,File Number 3-319, as follows:

Beginning at an existing iron rod capped "SEA" and being the southeast corner of Spencer Graham (Instrument Number 20191212-0128162) (Parcel ID#02100019900) and having a Tennessee State Plane Coordinate of N:718179.9612, E:1710778 2681;
Thence with the east line of said Graham NORTH 05 DEGREES 20 MINUTES 59 SECONDS EAST a distance of 637.26 feet to an existing iron rod capped "SEA" and the northeast corner of said Graham,
Thence with a new line and severing Tract 3 of Ellis Jakes and Kenneth Jakes (Instrument Number 20181221-0124299) SOUTH 84 DEGREES 30 MINUTES 50 SECONDS EAST a distance of 345.35 feet to a set iron rod capped "Chandler" and having a TSPC of N:718781.4242, E.1711181.4546;
Thence SOUTH 05 DEGREES 19 MINUTES 43 SECONDS WEST a distance of 647.51 feet to a set iron rod capped "Chandler" and having a TSPC of N:718136 7080, E:1711121 3218,
Thence with the north line of Marion Holliday (Instrument Number 20131122-0120375) NORTH 82 DEGREES 51 MINUTES 49 SECONDS WEST a distance of 55.81 feet to an existing iron rod at a metal fence post,
Thence with the north line of Ryan Valdez (Instrument Number 20140514-0041351) NORTH 82 DEGREES 49 MINUTES 34 SECONDS WEST a distance of 222.25 feet to an existing iron rod at a metal fence post;
Thence NORTH 82 DEGREES 43 MINUTES 57 SECONDS WEST a distance of 67 71 feet to an existing iron rod, which is the point of beginning, having an area of 221946.37 square feet, 5.10 acres.

BEING a portion of the same property conveyed to Ellis P. Jakes (deceased) for life, with remainder to Kenneth L Jakes, by deed of record as Instrument No. 20181221-0124299, 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 Spencer P. Graham and Ehrica Julia Graham, husband and wife, their

successors and assigns, forever.

And he does covenant with the said Spencer P. Graham and Ehrica Julia Graham, husband and wife, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

(a) Taxes for the year 2023 and subsequent years, a lien not yet due and payable, said taxes having been prorated and assumed by the Grantee
(b) 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

GRANTOR covenants with GRANTEES that he has done nothing to impair the title as received by GRANTOR, and he will warrant and defend the title against the lawful claims of all persons claiming by or through him.

WITNESS my hand this 9 day of August, 2023.

Kenneth Lee Jakes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 9th day of August, 2023.

NOTARY PUBLIC

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My Commission Expires: 11.2.26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of August, 2023.

NOTARY PUBLIC

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My Commission Expires: 11.2.26