Karen Johnson
Batch # 1080611
12/11/2023 02:45:32 PM
Fees: $18.00 Taxes: $740.00
Davidson County
DEEDWARR
3 pgs
20231211-0095476

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

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

TO: Robert A. Parker and Anita M. Parker ("GRANTEES")

NEW OWNER:
Robert A. Park and Anita M. Parker
3115 Morgan Road
Joelton, TN 37080

SEND TAX BILLS TO:
Robert A. Parker and Anita M. Parker
3115 Morgan Road
Joelton, TN 37080

MAP/PARCEL
15/132 part of

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Two Hundred Thousand and No/100s ($200,000.00) 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 Robert A. Parker and Anita M. Parker, husband and wife, their heirs, successors and assigns, all of his right, title, and interest in and to a tract or parcel of land described as follows, to wit:

Property identified as Lot 2 on the Plat of record in Instrument No. 20231204-0093202 Register's Office for Davidson County, Tennessee, and located in the 1st Councilmanic District of Davidson County, Tennessee. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee 37146, Dated: 10-23-23, File Number 3-273, as follows:
Beginning at an existing iron rod on the south margin of Morgan Road located 888.33 feet east of the intersection of Whites Creek Pike and having a Tennessee State Plane Coordinate of N:730185.6741, E:1713166.6342;
Thence with the south margin of Morgan Road NORTH 81 DEGREES 46 MINUTES 44 SECONDS WEST a distance of 419.55 feet to a set iron rod which is the point of beginning of this description;
Thence with a new line and severing the property of Ellis P. Jakes Revocable Living Trust (Instr: 20170630-0066344) SOUTH 09 DEGREES 24 MINUTES 41 SECONDS WEST a distance of 299.87 feet to a set iron rod in the north line of Robert Louise Valente Family Trust (Instr: 201507233-0072350);
Thence with said Velente Family Trust NORTH 81 DEGREES 47 MINUTES 38 SECONDS WEST a distance of 349.09 feet to the east right of way of Whites Creek Pike and located SOUTH 81 DEGREES 47 MINUTES 38 SECONDS EAST a distance of 14.22 feet from a set iron rod having a TSPC of N:730001.6895, E:1712342.7583;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-MORGAN

Thence with the east margin of Whites Creek Pike and with a curve turning to the left with an arc length of 307.12 feet, with a radius of 1738.72 feet, with a chord bearing of NORTH 12 DEGREES 16 MINUTES 52 SECONDS WEST, with a chord length of 306.72 feet;
Thence NORTH 17 DEGREES 20 MINUTES 29 SECONDS WEST a distance of 13.98 feet to the south margin of Morgan Road and located SOUTH 81 DEGREES 46 MINUTES 44 SECONDS EAST a distance of 15.27 feet from a set nail in asphalt;
Thence with the south margin of Morgan Road SOUTH 81 DEGREES 46 MINUTES 44 SECONDS EAST a distance of 468.78 feet to a set iron rod which is the point of beginning, having an area of 121047.65 square feet, 2.78 acres

BEING part of the same property conveyed to Ellis P. Jakes, Trustee, and his successors in trust, of The Ellis P. Jakes Revocable Living Trust by Quit Claim deed from Ellis Jakes of record in Instrument No. 20170630-0066344 Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on June 30, 2017.

This is improved property located at 0 Morgan Road, Joelton, Davidson County, Tennessee 37080.

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

And he does covenant with the said GRANTEES that he 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. 2023 Davidson County Real Property Taxes, a lien currently due and payable.

2. All matters shown on the Plat of record in Instrument No. 20231204-0093202 Register's Office for Davidson County, Tennessee.

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.

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 GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this _____ day of December, 2023.

WITNESS my hand this 8 day of December, 2023.

ELLIS P JAKES REVOCABLE LIVING TRUST

By: Kenneth Jakes, TRUSTEE
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 8TH day of December, 2023.

Susan F. Clynes
Notary Public

My commission expires: 1/4/2027

SUSAN F. CLYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Kenneth S Jakes
AFFIANT

Subscribed and sworn to before me this 8th day of December, 2023.

Susan F. Clynes
NOTARY PUBLIC

My Commission Expires: 1/4/2027

SUSAN F. CLYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY