Karen Johnson Davidson County
Batch # 1080621 DEEDWARR
12/11/2023 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20231211-0095486

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 Four Hundred Thirty Five Thousand and No/100s ($435,000.00) 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 the tract or parcel of land described as follows, to wit:

Property identified as Lot 1 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 leaving the margin of Morgan Road and with the west line of Joe N. Smith (Book 9653, Page 187) SOUTH 06 DEGREES 59 MINUTES 58 SECONDS WEST a distance of 299.76 feet to an existing iron pipe having a TSPC of N:729888.1469, E:1713130.1051;
Thence with the north line of Robert Louise Valente Family Trust (Instr: 201507233-0072350) NORTH 81 DEGREES 47 MINUTES 38 SECONDS WEST a distance of 432.17 feet to a set iron rod;
Thence with a new line and severing the property of Ellis P. Jakes Revocable Living Trust (Instr: 20170630-0066344) NORTH 09 DEGREES 24 MINUTES 41 SECONDS EAST a distance of 299.87 feet to a set iron rod in the south margin of Morgan Road;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-3115

Thence with said margin SOUTH 81 DEGREES 46 MINUTES 44 SECONDS EAST a distance of 419.55 feet to an existing iron rod which is the point of beginning, having an area of 127652.53 square feet, 2.93 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 3115 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 8th day of December, 2023.

ELLIS P JAKES REVOCABLE LIVING TRUST

By: Kenneth Jakes, TRUSTEE
Kenneth Jakes, Successor Trustee

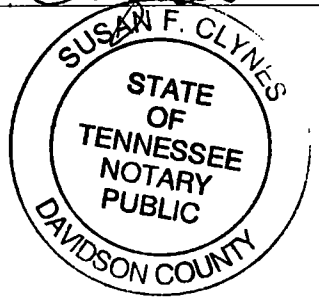
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Kenneth J 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

