Karen Johnson
Batch # 1132767
05/09/2024 08:12:19 AM
Fees: $23.00 Taxes: $647.50
Davidson County
DEEDWARRSP
4 pgs
20240509-0034077

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, Trustee of The Ellis P. Jakes Revocable Living Trust (the "GRANTOR")

TO: Francisco Reyes Flores and Irma Lira Esquivel (the "GRANTEES")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Francisco Reyes Flores 3639 Old Clarksville Pike Joelton, TN 37080	Francisco Reyes Flores 506 Jerald Smith Lane La Vergne, TN 37086-2088	021-00-0-322.00 021-00-0-188.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One Hundred Seventy Five Thousand and No/100's Dollars ($175,000.00), the receipt and sufficiency of which is hereby acknowledged, Kenneth Lee Jakes, Trustee of The Ellis P. Jakes Revocable Living Trust, has bargained and sold, and by these presents does transfer and convey unto Francisco Reyes Flores and Irma Lira Esquivel, husband and wife, their heirs successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and described as follows, to wit:

TRACT ONE:

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: 02-27-24, File Number 3-243, as follows:

Beginning at an existing iron rod located on the south margin of Old Clarksville Pike, 25 feet from the center line and at the intersection of Eatons Creek Road and having a Tennessee State Plane Coordinate of N:722931.5084, E:1710296.9531;
Thence with the south margin of Old Clarksville Pike
SOUTH 70 DEGREES 29 MINUTES 27 SECONDS EAST a distance of 210.77 feet to an existing iron;
Thence continuing with said margin as widened
SOUTH 05 DEGREES 41 MINUTES 47 SECONDS WEST a distance of 5.15 feet to a set iron rod having a TSPC of N:722852.9416, E:1710504.0686;
Thence with the south margin as widened
SOUTH 70 DEGREES 29 MINUTES 27 SECONDS EAST a distance of 144.92 feet to a set iron rod having a TSPC of N:722804.5426, E:1710640.6727 which is the Point of Beginning of this description;
Thence continuing with said margin SOUTH 70 DEGREES 29 MINUTES 27 SECONDS EAST a distance of 145.00 feet to a set iron rod having a TSPC of N:722756.1161, E:1710777.3546;
Thence with the west line of Joe Smith (Book 10664, Page 296)
SOUTH 06 DEGREES 28 MINUTES 48 SECONDS WEST a distance of 204.13 feet to an existing iron rod having a TSPC of N:722553.2919, E:1710754.3175;
Thence SOUTH 06 DEGREES 36 MINUTES 16 SECONDS WEST a distance of 88.72 feet to a set iron rod;
Thence with a new line NORTH 76 DEGREES 32 MINUTES 24 SECONDS WEST a distance of 142.43 feet to a set iron rod;
Thence NORTH 06 DEGREES 32 MINUTES 06 SECONDS EAST a distance of 308.23 feet to a set iron rod which is the point of beginning,
having an area of 42499.55 square feet, 0.98 acres

Being a portion of the properties described in Instrument Number 20170630-0066334, Register's Office of Davidson County, Tennessee.

TRACT TWO:

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: 02-27-24, File Number 3-243, as follows:

Beginning at an existing iron rod located on the south margin of Old Clarksville Pike, 25 feet from the center line and at the intersection of Eatons Creek Road and having a Tennessee State Plane Coordinate of N:722931.5084, E:1710296.9531;
Thence with the south margin of Old Clarksville Pike
SOUTH 70 DEGREES 29 MINUTES 27 SECONDS EAST a distance of 210.77 feet to an existing iron;
Thence continuing with said margin as widened
SOUTH 05 DEGREES 41 MINUTES 47 SECONDS WEST a distance of 5.15 feet to a set iron rod having a TSPC of N:722852.9416, E:1710504.0686 which is the Point of Beginning of this description;
Thence with the south margin as widened
SOUTH 70 DEGREES 29 MINUTES 27 SECONDS EAST a distance of 144.92 feet to a set iron rod having a TSPC of N:722804.5426, E:1710640.6727;
Thence with a new line SOUTH 06 DEGREES 32 MINUTES 06 SECONDS WEST a distance of 308.23 feet to a set iron rod;
Thence NORTH 76 DEGREES 32 MINUTES 24 SECONDS WEST a distance of 383.61 feet to a set iron rod on the east margin of Eatons Creek Road and having a TSPC of N:722587.6078, E:1710232.5184;
Thence with the east margin of Eatons Creek Road
NORTH 05 DEGREES 37 MINUTES 20 SECONDS EAST a distance of 146.13 feet to an existing iron rod at a metal fence post and common corner to Ellis Jakes Revocable Living Trust (Instrument Number 20170630-0066334);
Thence leaving said margin SOUTH 70 DEGREES 23 MINUTES 46 SECONDS EAST passing an existing iron rod at 41.04 feet and continuing with the common line of Janice Tomlinson (Instrument Number 20110308-0018634) a distance of 210.32 feet to an existing iron rod at a metal fence post;
Thence NORTH 05 DEGREES 41 MINUTES 47 SECONDS EAST a distance of 205.04 feet to a set iron rod which is the point of beginning,
having an area of 76228.56 square feet, 1.75 acres

Being a portion of the property described in Instrument Number 20170630-0066334, Register's Office of Davidson County, Tennessee.

BEING a portion of the same property conveyed by Ellis P. Jakes to Ellis P. Jakes, Trustee of the Ellis P. Jakes Revocable Living Trust by deed of record as Instrument No. 20170630-0066334, in the Register's Office for Davidson County, Tennessee. Kenneth Lee Jakes is now Trustee of the Ellis P. Jakes Revocable Living Trust pursuant to the Certification of Trust of record in Instrument No. 20221116-0122078, in the Register's Office for Davidson County, Tennessee.

TRACT THREE:

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 Copper Nicholson Roads, Pleasant View, TN 37146, Dated: 02-27-24, File Number 3-243, as follows:

Beginning at an existing iron rod locate don the south margin of Old Clarksville Pike, 25 feet from the center line and at the intersection of Eatons Creek Road and having a Tennessee State Plane Coordinate of N: 722931.5084, E: 1710296.9531;
Thence with the south margin of Old Clarksville Pike
Thence SOUTH 70 DEGREES 29 MINUTES 27 SECONDS EAST a distance of 9.68 feet;

Thence with the common line of Janice Tomlinson (Instrument Number 20110308-0018634) SOUTH 05 DEGREES 33 MINUTES 17 SECONDS WEST a distance of 209.96 feet to an existing iron rod at a metal fence post;
Thence NORTH 70 DEGREES 23 MINUTES 46 SECONDS WEST a distance of 41.09 feet to an existing iron rod at a metal fence post;
Thence with said margin NORTH 05 DEGREES 22 MINUTES 13 SECONDS EAST a distance of 177.81 feet to an existing iron rod and having a TSPC of N:722910.4651, E:1710263.5369;
Thence with a curve turning to the right with an arc length of 45.63 feet, with a radius of 25.00 feet, with a chord bearing of NORTH 57 DEGREES 15 MINUTES 19 SECONDS EAST, with a chord length of 39.55 feet to an existing iron rod which is the point of beginning, having an area of 8205.54 square feet, 0.19 acres.

Being a portion fo the property described in Instrument Number 20170630-0066334, Register's Office of Davidson County, Tn., and also as shown as Reserved Parcel "B" of the Resubdivision of Reserved Parcel "A", O.W. Foster Subdivision, Section II as shown on plat of record in Book 6250, Page 251, Register's Office of Cheatham County, Tn.

This is unimproved property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Francisco Reyes Flores and Irma Lira Esquivel, husband and wife, their heirs, successors and assigns, forever.

And he does covenant with the said Francisco Reyes Flores and Irma Lira Esquivel, 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 2024 and subsequent years, a lien not currently 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 6th day of May, 2024.

Ellis P. Jakes Revocable Living Trust

Kenneth Lee Jakes TRUSTEE
Kenneth Lee Jakes, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Kenneth Lee Jakes, Trustee, 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 6th day of May, 2024.

Susan F. Clynes
NOTARY PUBLIC

SUSAN F. CLYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/4/2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

SUSAN F. CLYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY