Karen Johnson Davidson County
Batch# 1134829 DEEDWARR
05/15/2024 10:59:30 AM 6 pgs
Fees: $33.00 Taxes: $647.50
20240515-0035904

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: Samuel Kiger ("GRANTEE")

NEW OWNER:
Samuel Kiger
1515 Hayden Drive, Building B
Nashville, TN 37026

SEND TAX BILLS TO:
"Same"

MAP/PARCEL
Map 13, Part of parcel 200

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One Hundred Seventy-Five Thousand and No/100s ($175,000.00) 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 Samuel Kiger, his heirs, successors and assigns, all of his right, title, and interest in and to a certain tract or parcel of land 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: 06-13-23, File Number 3-203, as follows:

Point of Beginning being located on the west margin of Clarksville Pike (or U.S. Highway No. 112) (State Highway Plans Federal Aid Project No. WPH 239, Section H, Sheet No. 7, Dated: 1936), and being located approximately 695 feet south of the intersection with Rawlings Road and NORTH 82 DEGREES 42 MINUTES 24 SECONDS WEST a distance of 0.46 feet from an existing iron rod;
Thence with a curve turning to the right with an arc length of 813.64 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 10 DEGREES 30 MINUTES 0 SECONDS WEST, with a chord length of 811.50 feet to a set iron rod having a Tennessee State Plane Coordinate of N:719793.5466, E:1708266.9794;
Thence continuing with a curve turning to the right with an arc length of 50.28 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 18 DEGREES 08 MINUTES 29 SECONDS WEST, with a chord length of 50.28 feet to a set iron rod having a TSPC of N:719745.7647, E:1708251.3236;
Thence continuing with a curve turning to the right with an arc length of 212.55 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 20 DEGREES 27 MINUTES 57 SECONDS WEST , with a chord length of 212.51 feet to a set iron rod having a TSPC of N;719546.6707, E:1708177.0203, this being the Point of Beginning of this description;

Thence continuing with a curve turning to the right with an arc length of 149.50 feet, with a radius of 3239.09 feet, with a chord bearing of SOUTH 23 DEGREES 40 MINUTES 05 SECONDS WEST, with a chord length of 149.49 feet;
Thence SOUTH 24 DEGREES 59 MINUTES 25 SECONDS WEST a distance of 101.80 feet to a set iron rod;
Thence NORTH 65 DEGREES 09 MINUTES 47 SECONDS WEST a distance of 30.00 feet to a set iron rod;
Thence SOUTH 24 DEGREES 50 MINUTES 13 SECONDS WEST a distance of 45.06 feet to a point in a drain located NORTH 55 DEGREES 53 MINUTES 49 SECONDS WEST a distance of 29.91 feet from an existing iron rod at a culvert headwall;
Thence with the north line of Emad Saad and Viola Kozman (Instrument Number: 20200415-0039660) NORTH 55 DEGREES 53 MINUTES 49 SECONDS WEST passing a set iron witness rod on the southeast bank of a creek at 796.02 feet and continuing a total distance of 838.31 feet to a point in the creek and being located
NORTH 04 DEGREES 43 MINUTES 01 SECONDS EAST a distance of 88.94 feet from an existing capped iron rod on the bank of the creek;
Thence along said creek NORTH 04 DEGREES 43 MINUTES 01 SECONDS EAST a distance of 175.06 feet;
Thence NORTH 27 DEGREES 29 MINUTES 11 SECONDS EAST a distance of 66.00 feet;
Thence NORTH 35 DEGREES 47 MINUTES 06 SECONDS EAST a distance of 114.18 feet;
Thence leaving said creek and with a new line severing the property of Ellis P. Jakes (Instrument Number: 20170630-0066338) SOUTH 32 DEGREES 51 MINUTES 23 SECONDS EAST passing a set iron witness rod on the east bank of the creek at 40.0 feet, having a TSPC of N:720051.3177, E:1707467.1126) and continuing a total distance of 335.03 feet to a set iron rod, having a TSPC of N:719803.4283, E:1707627.0919;
Thence SOUTH 64 DEGREES 58 MINUTES 21 SECONDS EAST a distance of 606.91 feet to a set iron rod which is the point of beginning, having an area of 230894.86 square feet, 5.30 acres

Being a portion of the same property conveyed by deed from Ellis P. Jakes to Ellis P. Jakes, Trustee of record in Instrument No. 20170630-0066338, dated June 27, 2017, Register's Office of Davidson County, Tennessee.

This is unimproved property located at 6966 Clarksville Pike, Joelton, 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 GRANTEE, its successors, and assigns, forever.

And he does covenant with the said GRANTEE 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. 2024 Davidson County Real Property Taxes, a lien not currently due.
2. No mobile or modular homes permitted.
3. Minimum of 2200 square feet on the main level of heated and cooled living space.
4. Minimum of three-sided brick, hard board, or metal with brick to grade. (Three sides to be front and sides)
5. No front elevation garage door entries, side or rear entrances only.

6. All detached structures are to be built of like materials to homes, brick, hard board, or metal.
7. All detached structures to be built behind the house, the front of detached structure cannot exceed the rear line of the main structure.
8. All parked vehicles must have a registered active tag.
9. All recreational vehicles to be parked behind the house.
10. Underground electrical service to the point of service connection.
11. No swine permitted.
12. 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.
13. 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 GRANTEE. its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13 day of May, 2024.

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 13th day of May, 2024.

Leslie Walsh
Notary Public

My commission expires: 11.2.24

Leslie Walsh
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 $ 175,000.00

AFFIANT

Subscribed and sworn to before me this 8th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 11-2-26

Leslie Walsh
State of Tennessee
Notary Public
Davidson County

GENERAL NOTES

1 BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS. NO SCALE FACTOR APPLIED.

2 GPS EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 7 DUAL FREQUENCY RECEIVER

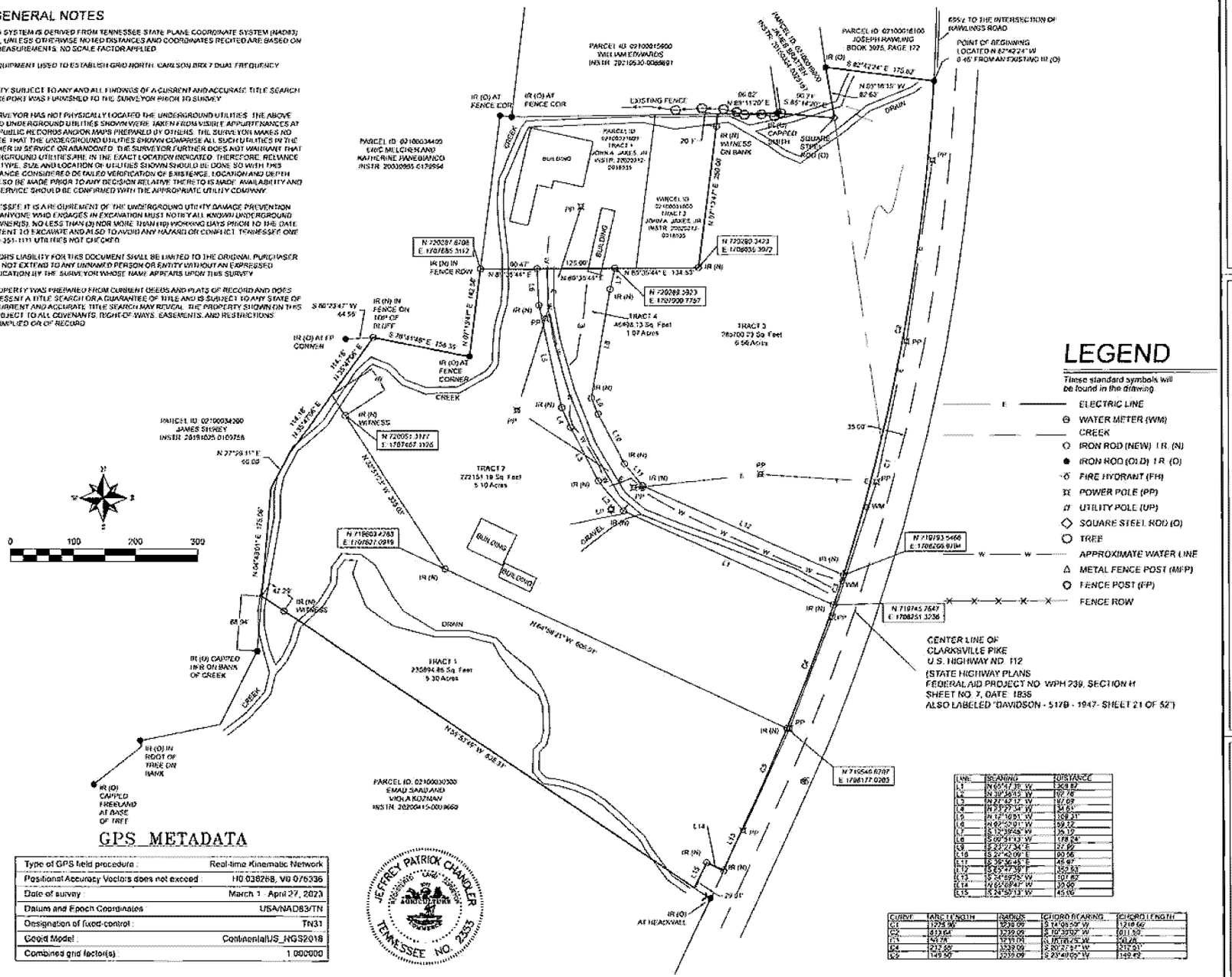
3 PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY

4 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

5 IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED

6 SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY

7 THIS PROPERTY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD



LEGEND

These standard symbols will be found in the drawing.

- ELECTRIC LINE
- WATER METER (WM)
- CREEK
- IRON ROD (NEW) I.R. (N)
- IRON ROD (OLD) I.R. (O)
- FIRE HYDRANT (FH)
- POWER POLE (PP)
- UTILITY POLE (UP)
- SQUARE STEEL ROD (O)
- TREE
- APPROXIMATE WATER LINE
- METAL FENCE POST (MFP)
- FENCE POST (FP)
- FENCE ROW

LINE	BEARING	DISTANCE
L1	N 65°47'18" W	308.82'
L2	N 39°36'45" W	107.76'
L3	N 27°58'15" W	67.69'
L4	N 23°27'34" W	34.61'
L5	N 12°10'51" W	308.31'
L6	N 02°29'01" W	59.12'
L7	S 12°39'45" W	76.12'
L8	S 05°41'13" W	178.24'
L9	S 23°27'34" E	27.99'
L10	S 22°42'09" E	90.56'
L11	S 39°36'45" E	45.97'
L12	S 25°47'58" E	352.83'
L13	S 34°59'25" W	107.82'
L14	N 60°09'42" W	35.00'
L15	S 34°59'13" W	45.00'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	1275.96'	3239.09'	S 14°09'29" W	1268.66'
C2	813.64'	3239.09'	S 10°37'02" W	811.59'
C3	54.78'	1211.01'	S 16°16'45" W	54.78'
C4	1212.50'	3239.09'	S 20°27'47" W	1212.01'
C5	149.50'	3239.09'	S 23°40'05" W	149.42'

GPS METADATA

Type of GPS field procedure:	Real-time Kinematic Network
Positional Accuracy Vector does not exceed:	H0.038288, V0.076336
Date of survey:	March 1 - April 27, 2023
Datum and Epoch Coordination:	USA/NAD83/TN
Designation of fixed control:	TN31
Geoid Model:	Centennial(US_NGS2018
Combined grid factor(s):	1.000000

JEFFREY PATRICK CHANDLER
LICENSED
PROFESSIONAL
LAND
SURVEYOR
TENNESSEE NO. 2355

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

PROJECT INFORMATION: BEING THE SAME PROPERTIES DESCRIBED IN INSTRUMENT NUMBERS: 20170630-0068937 AND 20170630-0068338

CLIENT INFORMATION: ELLIS P. JAKES REVOCABLE LIVING TRUST
2228 CAGES BEND ROAD
GALLATIN, TN 37066

REVISIONS
AUG 30, 2023

BOUNDARY PARTITION

DRAWN	DATE	MAP AND PARCEL	
JEFF C	MAY 02, 2023	MAP 21, PARCELS 162 & 163	
APPROVED	DATE	CURRENTLY ZONED	
JEFF C	MAY 02, 2023	AR2A & RS40	
SCALE	SHEET	PROJECT NO	
1" = 100'	ONE OF ONE	3-203	

20240515003590 4

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/13/24.

Affiant Signature – Joshua A. Terry

5/14/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 5/14/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27