Karen Johnson Davidson County
Batch# 1163602 DEEDWARRSP
07/30/2024 08:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20240730-0057310

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

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

TO: David Wells ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
David Wells 6099 Clarksville Pike Joelton, TN 37080	David Wells 3460 Knight Drive Whites Creek, TN 37189	Map 21, a portion of parcel 163

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Three Hundred Twenty Thousand and No/100's Dollars ($320,000.00), the receipt and sufficiency of which is hereby acknowledged, Kenneth Jakes, Trustee of The Ellis P. Jakes Revocable Living Trust, has bargained and sold, and by these presents does transfer and convey unto David Wells, his heirs, 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: 06-13-23, 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 02 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, this being the Point of Beginning of this description;
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;
Thence leaving said margin of Clarksville Pike and with a new line severing the property of Ellis P. Jakes, Trustee (Instrument Number 20170630=0066338)
NORTH 64 DEGREES 58 MINUTES 21 SECONDS WEST a distance of 606.91 feet to a set iron rod having a TSPC of N:719803.4283, E:1707627.0919;
Thence NORTH 32 DEGREES 51 MINUTES 23 SECONDS WEST passing a set iron witness rod at 295.03, having a TSPC of N:720051.3177, E:1707467.1126, and continuing a total distance of 335.03 feet to a point on the northwest side of a creek;
Thence with the southeast line of James Shirley (Instrument Number: 20191025-0109756) NORTH 35 DEGREES 47 MINUTES 06 SECONDS EAST a distance of 114.18 feet to a set iron rod on top of a bluff;
Thence with the south line of Eric Melcher and Katherine Panebianco (Instrument

Number: 20030905-0129994) SOUTH 78 DEGREES 41 MINUTES 46 SECONDS EAST a distance of 158.35 feet to an existing iron rod at a fence corner;
Thence NORTH 07 DEGREES 13 MINUTES 47 SECONDS EAST a distance of 142.56 feet to a set iron rod in a fence row and having a TSPC of N:720287.8708, E:1707685.3112;
Thence with the south line of Tracts 1 and 2 of John A. Jakes, Jr. (Instrument Number: 20020212-0018535) NORTH 89 DEGREES 35 MINUTES 44 SECONDS EAST a distance of 90.47 feet to a set iron rod on the west side of an existing gravel drive;
Thence with a new line severing the property of Ellis P. Jakes, Trustee (Instrument Number 20170630=0066338)
SOUTH 02 DEGREES 52 MINUTES 01 SECONDS EAST a distance of 59.12 feet to a set iron rod;
Thence SOUTH 12 DEGREES 16 MINUTES 51 SECONDS EAST a distance of 169.31 feet to a set iron rod;
Thence SOUTH 23 DEGREES 27 MINUTES 34 SECONDS EAST a distance of 34.61 feet to a set iron rod;
Thence SOUTH 27 DEGREES 42 MINUTES 17 SECONDS EAST a distance of 97.69 feet to a set iron rod;
Thence SOUTH 39 DEGREES 36 MINUTES 45 SECONDS EAST a distance of 62.78 feet to a set iron rod;
Thence SOUTH 65 DEGREES 47 MINUTES 39 SECONDS EAST a distance of 369.87 feet to a set iron rod which is the point of beginning, having an area of 222151.19 square feet, 5.10 acres

Being a portion of the property described in Instrument Number 20170630-0066338, Register's Office of Davidson County, Tn.

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. 20170630-0066338, in the Register's Office for Davidson County, Tennessee. Kenneth 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.

This is improved property located at 6099 Clarksville Pike, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said David Wells, his heirs, successors and assigns, forever.

And he does covenant with the said David Wells, 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:

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

GRANTOR covenants with GRANTEE 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 24 day of July, 2024.

Ellis P. Jakes Revocable Living Trust

Kenneth L Jakes, TRUSTEE
Kenneth Jakes, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Kenneth 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 24TH day of July, 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 $320,000.00.

John Bean
AFFIANT

Subscribed and sworn to before me this 24TH day of July, 2024.

Susan F. Clynes
NOTARY PUBLIC

My Commission Expires: 1/4/2027

SUSAN F. CLYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 7/24/2024 (date of document).

Affiant Signature

7/29/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County