G#37385-2

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1164514 DEEDWARR
07/31/2024 09:50:45 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20240731-0057921

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2024.

Notary Public

My commission expires: 12/16/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth Lee Jakes, Successor Trustee of The Ellis P. Jakes Revocable Living Trust U/A/D February 5, 2010	**"New Owner"**	**015 00 0 136 00**
5920 Clarksville Pike		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Christopher M. Fedun, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Lee Jakes, Successor Trustee of The Ellis P. Jakes Revocable Living Trust U/A/D February 5, 2010

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTEE, OR HIS SUCCESSORS IN TRUST, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of property in the First Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to James Frizzell etux of record in Deed Book 4776, Page 920, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated September 29, 1998, by Tommy E. Walker, R.L.S., TN Lic. No. 1465, as follows:

BEGINNING at an existing iron pin in the southerly margin of Morgan Road, said pin being the most northwesterly corner of the herein described tract and the most northeasterly corner of Romona Hoffman (Deed Book 10131, Page 149 RODCT); thence, with said margin of Morgan Road S 86 deg. 44' 15" E, 151.99 feet to a set iron pin; thence, now leaving said margin with new line S 03 deg. 20' 16" W, 462.11 feet to a set iron pin; thence, S 86 deg. 01' 55" E, 150.82 feet to a set iron pin at a post in the line of Michael Bates (of record in Deed Book 8317, Page 194, RODCT); thence, with said Bates and a fence S 02 deg. 56' 49" W, 786.75 feet to an existing iron pin at a corner post; thence, with a fence N 86 deg. 00' 00" W, 299.51 feet to an existing iron pin at a corner post; thence, with a fence N 02 deg. 56' 22" E, 1246.88 feet to the point of BEGINNING, containing 7.001 acres, more or less.

BEING all of the same property conveyed to Christopher M. Fedun, unmarried, by Warranty Deed dated November 22, 2005, from David Richard Settles and wife, Susan Settles, of record in Instrument No. 20051129-0143536, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved property (no residential dwelling, barn and shed only at this conveyance), known as: **3065 Morgan Road, Joelton, TN 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **29th** day of **July, 2024.**

Christopher M. Fedun

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christopher M. Fedun,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **July, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY