Karen Johnson Davidson County
Batch# 1168495 DEEDWARRSP
08/13/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $14.80
20240813-0061175

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

FROM: Kenneth L. Jakes (the "GRANTOR")

TO: Adam & Jacobson Investments, LLC (the "GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Adam & Jacobson Investments, LLC 940 Maxwell Avenue Nashville, TN 37206	Adam & Jacobson Investments, LLC 940 Maxwell Avenue Nashville, TN 37206	022-02-0 005.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Four Thousand and No/100's Dollars ($4,000.00), the receipt and sufficiency of which is hereby acknowledged, Kenneth L. Jakes, has bargained and sold, and by these presents does transfer and convey unto Adam & Jacobson Investments, LLC, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and described as follows, to wit:

Being a tract of land, located in the 1st Council District of Davidson County, being located approximately 460 feet northeast of the intersection of Chase Point Place and Union Hill Road, and being more particularly described as follows:

COMMENCING at an iron pin (found) in the easterly right-of-way of Union Hill Road, said iron pin being the southwest corner of the Kevin L. and Nicole Smith property (Inst. No. 20051213-0149551), thence, leaving said right-of-way, South 80 degrees 59 minutes 02 seconds East, 358.46 feet to an iron pin (found) at the southwest corner of the herein described property, this being the TRUE POINT OF BEGINNING;

Thence, North 07 degrees 50 minutes 09 seconds East, 142.56 feet to a concrete monument (found) in the southerly right-of-way of Interstate 24;Thence, along said right-of-way, South 72 degrees 03 minutes 32 seconds East, 277.71 feet to an iron pin (set);

Thence, leaving the southerly right-of-way of Interstate 24, South 29 degrees 52 minutes 11 seconds East, 127.58 feet to an iron pin (set);Thence, North 81 degrees 00 minutes 22 seconds West, 351.50 feet to the POINT OF BEGINNING, containing 0.85 acres, or 36,946.01 square feet, more or less, according to a survey by Jeffrey A. Leopard, dated June 7, 2024.

Subject to and together with any and all easements, covenants, restrictions, etc. either of record or not of record.

Being a portion, or remnant, of the same property conveyed to W. Mike Gary and wife, Nancy P Gary by Warranty deed from Clive Anderson Jr and wife, Mary J Anderson of record in Book 3800, page 801, Register's Office for Davidson County, Tennessee, dated 8/13/1964 and recorded on 8/13/1964.

Being the same property conveyed to Kenneth L Jakes by Final Decree Confirming Sale deed from Clerk and Master of record in Instrument 20031020-0154657, Register's Office for Davidson County, Tennessee, dated 8/6/2003 and recorded on 10/1/2023.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Adam & Jacobson Investments, LLC, its successors and assigns, forever.

And he does covenant with the said Adam & Jacobson Investments, LLC, 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.
(c) The tract of land described herein is land locked and does not currently have access to a street or drive.

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 7th day of August, 2024.

Kenneth L. Jakes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Kenneth L. Jakes, 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 7th day of August, 2024.

NOTARY PUBLIC

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission Expires: 11-2-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of August, 2024.

NOTARY PUBLIC

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission Expires: 11-2-26

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 7, 2024**.

Affiant Signature

August 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25