Karen Johnson Davidson County
Batch# 1297677 AFFIDAVITH
07/15/2025 08:22:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250715-0055513

Tax Information:
Parcel ID: Map 21, Parcel 162

This Instrument Prepared By:
Equitus Law Alliance, PLLC
709 Taylor Street
Nashville, TN 37228

AFFIDAVIT OF INHERITANCE

State of Tennessee
County of Davidson

BEFORE ME, Janeane Taylor, the undersigned authority duly authorized to administer oaths, personally appeared the undersigned Affiant, and after being duly sworn, deposes and states under oath as follows:

1. My name is Janeane Taylor. I reside at 109 Champion Way, War Trace, TN 37183. I am over the age of eighteen (18) years, am competent to make this affidavit, and have personal knowledge of the facts stated herein.

2. My father, John A. Jakes, Jr., died intestate (without a will) on February 11, 2024, in Joelton, Tennessee. His last known address was 4015 Bernard Avenue, Joelton, TN 37080.

3. At the time of his death, the decedent was not married. His only surviving heirs at law are:

- Johnna Jakes Perez, adult daughter, 9764 Dogwood, Bon Aqua, TN 37025
- Janeane Taylor, adult daughter, 109 Champion Way, War Trace, TN 37183

There are no other known heirs. None of the heirs are deceased. The decedent had no spouse and no minor children at the time of his passing.

4. No probate proceeding has been opened or is planned for the estate of John A. Jakes, Jr. No executor or administrator has been appointed.

5. This affidavit is provided in support of the transfer and sale of real property in Davidson County, Tennessee, described below.

TRACT 1
Address: 6089 Clarksville Pike, Joelton, TN 37080
Property Description: BEGINNING at a point in the northwest corner of the tract of land conveyed to Ellis P. Jakes by Deed from Ethel Perry Yunker and husband, of record in Book 3220, Page 93, Register's Office for Davidson County, Tennessee; thence, bearing south 3°30' west 250 to a point; thence, north 78°43' east 250 feet to a point; thence, north 3°30' east 250 feet to a point in the northerly line of the Jakes property as shown on the survey of John M. Sullivan dated September 20, 1963; thence, south 78°43' west 250 feet to the point of beginning. Being the same property in which an

undivided one half (1/2) interest was conveyed to John A. Jakes, Jr. (deceased) by Walter A. Jakes by Warranty Deed of record in Deed Book 6017, page 932,Register's Office of Davidson County, Tennessee, and an undivided one half (1/2) interest was conveyed to John A. Jakes Jr. (deceased) from Ellis P. Jakes by Warranty Deed of record in Instrument No. 20020212-0018535, Register Office of Davidson County, Tennessee.

TRACT 2

Address: 6089 Clarksville Pike, Joelton, TN 37080

Property Description: BEGINNING at a point N 78°43' E 250 feet from the northwesterly corner of a tract of property conveyed to Ellis P. Jakes by deed from Ethel Perry Yunker, et vir, of record in Book 3220, Page 93, Register's Office for Davidson County, Tennessee; thence, S 3°31'W 250 feet to a point; thence, N 78°43' E 100 feet to a point; thence, N 3°30' E 250 feet to a point; thence, S 78°43' W 100 feet to the point of beginning, being the same property in which an undivided one-half (1/2) interest was conveyed by the Grantor herein, Ellis P. Jakes, to the Grantee herein, John A. Jakes, Jr., by Quitclaim Deed of record in Book 6017, Page 935, Register's Office of Davidson County, Tennessee, and an undivided one half (1/2) interest was conveyed to John A. Jakes Jr. (deceased) from Ellis P. Jakes by Warranty Deed of record in Instrument No. 20020212-0018535, Register Office of Davidson County, Tennessee.

TRACT 3

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, this being the Point of Beginning of this description;

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 leaving said margin of Clarksville Pike and with a new line severing the property of Ellis P. Jakes, Trustee (Instrument Number 20170630=0066338)

NORTH 65 DEGREES 47 MINUTES 39 SECONDS WEST a distance of 369.87 feet to a set iron rod;

Thence NORTH 39 DEGREES 36 MINUTES 45 SECONDS WEST a distance of 62.78 feet to a set iron rod;

Thence NORTH 27 DEGREES 42 MINUTES 17 SECONDS WEST a distance of 97.69 feet to a set iron rod;

Thence NORTH 23 DEGREES 27 MINUTES 34 SECONDS WEST a distance of 34.61 feet to a set iron rod;

Thence NORTH 12 DEGREES 16 MINUTES 51 SECONDS WEST a distance of 169.31 feet to a set iron rod;

Thence NORTH 02 DEGREES 52 MINUTES 01 SECONDS WEST a distance of 59.12 feet to a set iron rod in the south line of Tracts 1 and 2 of John A. Jakes, Jr. (Instrument Number: 20020212-0018535);

Thence with said John A. Jakes, Jr. NORTH 89 DEGREES 35 MINUTES 44 SECONDS EAST a distance of 125.00 feet to a set iron rod having a TSPC of N:7202898.3923, E:1707900.7757;

Thence with a new line severing the property of Ellis P. Jakes, Trustee (Instrument Number 20170630=0066338) SOUTH 12 DEGREES 39 MINUTES 45 SECONDS WEST a distance of 35.19 feet to a set iron rod;

Thence SOUTH 09 DEGREES 51 MINUTES 13 SECONDS WEST a distance of 178.24 feet to a set iron rod;

Thence SOUTH 23 DEGREES 27 MINUTES 34 SECONDS EAST a distance of 27.90 feet to a set iron rod;

Thence SOUTH 27 DEGREES 42 MINUTES 09 SECONDS EAST a distance of 90.56 feet to a set iron rod;

Thence SOUTH 39 DEGREES 36 MINUTES 45 SECONDS EAST a distance of 45.97 feet to a set iron rod;

Thence SOUTH 65 DEGREES 47 MINUTES 39 SECONDS EAST a distance of 352.93 feet to a set iron rod on the west margin of Clarksville Pike (or U.S. Highway No. 112) which is the point of beginning, having an area of 46498.13 square feet, 1.07 acres

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

John A. Jakes, Jr., died on February 11, 2024. Johnna Jakes Perez and Janeane Taylor also execute this deed in their capacity as heirs at law of John A. Jakes, Jr. in order to convey this property. Their Father, John A. Jakes Jr., was granted full ownership on February 12, 2002, by Quitclaim Deed recorded at Book 20020212 Page 18535.

Being the same property conveyed by Kenneth Lee Jakes, Trustee of The Ellis P. Jakes Revocable Living Trust, by Trustee's Deed, to John A. Jakes (deceased). This instrument can be found at Book 20231003 Page 0077561. Johnna Jakes Perez and Janeane Taylor also execute this deed in their capacity as heirs of of John A. Jakes Jr. in order to convey, without warranties of title, any right, title and interest the estate may have in the real estate.

6. In accordance with the laws of descent and distribution of the State of Tennessee, I received an undivided one-half interest in the property by operation of law.

7. To the best of my knowledge and belief, the decedent died without any unpaid debts, liens, or obligations related to the above-described real property.

8. This affidavit is made for the purpose of affirming the legal heirs of the deceased, confirming ownership interests, and assisting with the sale or transfer of the property described herein.

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her respective name.

Janeane Taylor, Affiant

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Janeane Taylor, whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of July, 2025.

Susan F. Clynes
NOTARY PUBLIC

My Commission Expires: 1/4/2027

SUSAN F. CLYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **July 10, 2025.**

Signature 07/10/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 10th day of July, 2025.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY