Karen Johnson Davidson County
Batch# 1297677 DEEDWARR
07/15/2025 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,217.30
20250715-0055514

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

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

TO: Meatman, LLC, (the "GRANTEES")
A Tennessee Limited Liability Company

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Meatman, LLC, A Tennessee Limited Liability Company 903 Gleaves St Nashville, TN 37203	Meatman, LLC, A Tennessee Limited Liability Company 903 Gleaves St Nashville, TN 37203	Map 21, Part of Parcel 163

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Three Hundred Twenty-Nine Thousand and No/100 Dollars ($329,000.00), the receipt and sufficiency of which is hereby acknowledged, Kenneth Lee Jakes (aka Kenneth Jakes), Trustee of The Ellis P. Jakes Revocable Living Trust, has bargained and sold, and by these presents does transfer and convey unto Meatman, LLC, A Tennessee Limited Liability Company, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and described as follows, to wit:

PROPERTY DESCRIPTION

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 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 352.93 feet to a set iron rod;

Thence NORTH 39 DEGREES 36 MINUTES 45 SECONDS WEST a distance of 45.97 feet to a set iron rod;
Thence NORTH 27 DEGREES 42 MINUTES 09 SECONDS WEST a distance of 90.56 feet to a set iron rod;

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

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

Thence NORTH 12 DEGREES 39 MINUTES 45 SECONDS EAST a distance of 35.19 feet to a set iron rod having a TSPC of N:720289.3923, E:1707900.7757 and being 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 134.53 feet to a set iron rod having a TSPC of N:720290.3423, E:1708035.3072;

Thence NORTH 07 DEGREES 13 MINUTES 47 SECONDS EAST a distance passing a set iron witness rod on the south bank of a drain at 229.9 feet and continuing a total distance of 250.00 feet to a point in the drain;

Thence with the south line of William Edwards (Instrument Number: 20210630-0088691) NORTH 89 DEGREES 11 MINUTES 20 SECONDS EAST a distance of 96.82 feet to an existing capped iron rod of Ragan-Smith #300;

Thence with the south line of James Bratten (Instrument Number: 20150324-0025187) SOUTH 85 DEGREES 14 MINUTES 20 SECONDS EAST a distance of 90.71 feet to an existing square steel rod;

Thence NORTH 09 DEGREES 16 MINUTES 15 SECONDS WEST a distance of 82.63 feet to an existing iron rod at a flat bar and fence corner;

Thence with the south line of Joseph Rawling (Book 3075, Page 172) SOUTH 82 DEGREES 42 MINUTES 24 SECONDS EAST a distance of 175.62 feet to the point of beginning, having an area of 285700.23 square feet, 6.56 acres

Being the same property described in Instrument Number 20170630-0066337 and being a portion of the property described in Instrument Number 20170630-0066338, Register's Office of Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Meatman, LLC, A Tennessee Limited Liability Company its successors and assigns, forever.

And he does covenant with the said Meatman, LLC, A Tennessee Limited Liability Company, 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 2025 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.

GRANTOR covenants with GRANTEES 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 10 day of July, 2025.

Ellis P. Jakes Revocable Living Trust

Kenneth Lee Jakes (aka Kenneth Jakes), Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10 day of July, 2025, before me, the undersigned Notary Public, personally appeared, Kenneth Lee Jakes (aka Kenneth Jakes), known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of The Ellis P. Jakes Revocable Living Trust, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of The Ellis P. Jakes Revocable Living Trust, by himself as such trustee.

Witness my hand, at office, this 10th day of July, 2025.

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 $329,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of July, 2025.

NOTARY PUBLIC

SUSAN F. CLYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/4/2027

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