Karen Johnson Davidson County
Batch# 1297677 DEEDWARRSP
07/15/2025 08:22:30 AM 6 pgs
Fees: $33.00 Taxes: $677.10
20250715-0055515

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Johnna Jakes Perez and Janeane Taylor (GRANTORS)

TO: Meatman, LLC, a Tennessee Limited Liability Company (GRANTEE)

NEW OWNER:
Meatman, LLC,
a Tennessee Limited Liability Company
903 Gleaves St
Nashville, TN 37203

MAP/PARCEL
Tract 1: 021 00 0 162.01
Tract 2: 021 00 0 316.00
Tract 3: 021 00 0 426.00

SEND TAX BILLS TO:
Meatman, LLC, a Tennessee Limited Liability Company
903 Gleaves St
Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One Hundred Eighty-Three Thousand and No/100's Dollars ($183,000.00), cash in hand, and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Johnna Jakes Perez and Janeane Taylor, in their capacity as surviving heirs at law of John A. Jakes Jr. (deceased) have bargained and sold, and by these presents do transfer and convey unto Meatman, LLC, a Tennessee Limited Liability Company, its successors and assigns, all of their right, title, and interest in and to a certain tract or parcel of land described as follows, to wit:

TRACT 1
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
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. See also Affidavits of Inheritance of record in Instrument No. 202507150055512 and Instrument No. 202507150055513, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, and assigns, forever.

And he does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as follows:

1. 2025 Davidson County Real Property Taxes, a lien not currently due.

2. 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.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

And GRANTORS do further covenant and bind them, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

WITNESS my hand this 10 day of July, 2025.

Johnna Jakes Perez

Janeane Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Johnna Jakes Perez, with whom I am personally acquainted, and who acknowledged that she is the heir at law of John A. Jakes, Jr. (deceased), and who is authorized to execute this instrument.

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)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Janeane Taylor, with whom I am personally acquainted, and who acknowledged that she is the heir at law of John A. Jakes, Jr. (deceased), and who is authorized to execute this instrument.

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 ($183,000.00)

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

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

202507150055515