AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 297683

Karen Johnson Davidson County
Batch# 1341453 DEEDQC
11/03/2025 09:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251103-0087153

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 129 12 0 056.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 20 day of OCTOBER, 2025, by and between **Joseph M. Jakes, an unmarried man and Stephanie Nicole Jakes, an unmarried woman, who acquired title as husband and wife,** residing at 1001 Percy Warner Boulevard, Nashville, TN 37205, hereinafter referred to as Grantor(s) and **Joseph M. Jakes, an unmarried man,** residing at 1001 Percy Warner Boulevard, Nashville, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1001 Percy Warner Boulevard, Nashville, TN 37205

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Joseph M. Jakes

Joseph M. Jakes

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Joseph M. Jakes**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 20 day of OCTOBER, 20 25.

Notary Public

My Commission expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Stephanie Nicole Jakes

Stephanie Nicole Jakes

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Stephanie Nicole Jakes**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 20 day of OCTOBER, 2025.

Notary Public

My Commission expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Stephanie Nicole Jakes
Affiant

Print Name: Stephanie Nicole Jakes

STATE OF Tennessee
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 20 day of OCTOBER, 2025.

Notary Public
My Commission Expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Joseph M. Jakes
1001 Percy Warner Boulevard
Nashville, TN 37205

Name and address of property owner:

Joseph M. Jakes
1001 Percy Warner Boulevard
Nashville, TN 37205

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Section I, Warner Park Valley, as of record in Plat Book 3600, Pages 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the westerly margin of Percy Warner Boulevard, at the corner of Lots 252 and 264; thence with the line between said lots, westerly 112.4 feet to a corner of Lot No. 253; thence with the line between said Lots 252 and 253; southerly 122.5 feet to a point in the northerly margin of Edwin Warner Drive; thence with the margin of the same, easterly 112.1 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.05 feet to a point in the margin of Percy Warner Boulevard; thence with the margin of the same, northerly 98.94 feet to the point of beginning.

Being the same property as conveyed from Joseph M. Jakes, married to Joseph M. Jakes and Stephanie Nicole Jakes, Husband and Wife as set forth in Deed Instrument #20211223-0169884 dated 12/22/2021, recorded 12/23/2021, DAVIDSON County, TENNESSEE.

Tax ID Number: 129 12 0 056.00

Property commonly known as: 1001 Percy Warner Boulevard, Nashville, TN 37205

Tennessee Certification of Electronic Document

I, David Delbaux, 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 October 20 2025 (date of document).

Affiant Signature

10/30/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 09/15/28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2028
Commission number 1300893
Member, Pennsylvania Association of Notaries