Bill Garrett Davidson County
Batch# 95411 DEEDQC
05/22/2018 10:40:59 AM 2 pgs
Fees: $13.00 Taxes: $96.64
20180522-0048902

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
JP Investment Group, LLC 3612 Dove Creek Road Antioch, TN 37013	Same	160110B00300CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Sara Lawson** do hereby quitclaim and by these presents do transfer and convey all of her right, title and interest unto **JP Investment Group, LLC, a Tennessee limited liability company,** her heirs and assigns, in and to the following tracts of land in **Davidson County, Tennessee**, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Stone Box Creek of record in Book 6900, page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to Lynn M. Davis and wife, Karen N. Davis by Special Warranty Deed from NationsBank of Tennessee, a state banking association, formerly known as Sovran Bank/Tennessee, executed February 8, 1994 and filed for record March 18, 1994 in Book 9282, page 660, Register's Office for Davidson County, Tennessee. The said Karen N. Davis died, June 5, 2015 and the said Lynn M. Davis died intestate September 17, 2017. An Affidavit of Heirship naming Sara Lawson as the only issue of Lynn M. Davis is filed for record in Instrument Number 20180522 0048901 Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search or legal advice has been given in the preparation of this document.

The property herein conveyed is not the primary residence of the grantor, her spouse or dependents.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17 day of May 2018.

Sara Lawson

STATE OF TENNESSEE
COUNTY OF BRADLEY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara Lawson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of May 2018.

Jane Weaver
Notary Public

JANE WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

My Commission Expires: 9-4-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $26,120.00

Affiant

Subscribed and sworn to before me, this 16th day of May 2018.

Megan Kriner
Notary Public

My Commission Expires: May 3, 2020

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY