QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 113050 DEEDQC
07/06/2018 10:13:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180706-0065503

THIS INSTRUMENT WAS PREPARED BY (and Return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JP Investments Group, LLC	**Same**	**15008001200**
(NAME)	(NAME)	
3612 Dove Creek Rd		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KEVAN JAMES BAUGH, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JP INVESTMENTS GROUP, LLC ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 333, ON THE PLAN OF SECTION SEVEN-A THE COUNTRY, OF RECORD IN PLAT BOOK 6250, PAGE 308, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEVAN JAMES BAUGH, BY QUITCLAIM DEED FROM AMANDA BAUGH, OF RECORD IN INSTRUMENT NUMBER 20118003-0059806, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

SAID PROPERTY WAS USED FOR INVESTMENT PURPOSES AND WAS NEVER USED AS A MARITAL RESIDENCE.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **3457 Daisy Trail, A.K.A. 3601 Southern Way, Antioch, TN 37013**

Witness our hands this the 3 day of July, 2018.

KEVAN JAMES BAUGH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 3 day of July, 2018.

Notary Public

My Commission Expires: 8-31-2020

