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

Karen Y Johnson Davidson County
Batch# 147498 DEEDQC
10/01/2018 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181001-0097377

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Sara Lawson 5555 Mouse Creek Rd NW Cleveland, TN 37312	Same	160110B00300CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **JP Investment Group, LLC, a Tennessee limited liability company,** do hereby quitclaim and by these presents do transfer and convey all of her right, title and interest unto **Sara Lawson and John Poole, II, as joint tenants with rights of survivorship** their successors 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 JP Investment Group, LLC by Quitclaim Deed from Sara Lawson, dated May 17, 2018 and filed for record May 22, 2018 as Instrument Number 20180522-0048902, 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.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4th day of September 2018.

JP Investment Group, LLC

By: _____
John B. Poole, II, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Poole, II, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he being the Sole Member of JP Investment Group, LLC and that he executed the within instrument for the purposes therein contained by signing the name of the company by himself as Sole Member.

WITNESS my hand and official seal this the 4th day of September 2018.

Pam M Broom
Notary Public

My Commission Expires:
7/9/22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 4th day of September 2018.

Pam M Broom
Notary Public

My Commission Expires:
7/9/22

Certificate of Authenticity

I, Pam McBroom, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ana Ghianni, a notary public for this county and state, Pam McBroom who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISION EXPIRES: 5/30/2021

ANA GHIANNI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY