Karen Johnson Davidson County
Batch# 282266 DEEDWARR
09/06/2019 03:49:14 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20

20190906-0090354

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas James Rapp	Movement Mtg	
(NAME) 939 Sharpe Ave	(NAME) 8024 Calvin Hall Rd	083-01-0-059.00
(ADDRESS) Nashville, TN, 37206	(ADDRESS) Indian Land Sc. 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JQR Investments, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Rapp, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, on the Map Showing W.T. Woods S8ubdivision of the East part of his lands on Sharpe Avenue, as of record in Book 843, Page 38, Register's Office for said County.

Said Lot No. 3 fronts 72 feet on the northerly side of West Sharpe Avenue and runs back between parallel lines 155 feet to an alley
Being the same property conveyed to Leroy A. Bluing and wife, Fredda F. Bluing by Warranty deed from Euvila Edgin Davis Cole and husband Elmer Leon Cole of record in Book 4220, page 329, Register's Office for Davidson County, Tennessee, dated March 14, 1968 and recorded on March 18, 1968. (Value or consideration shown in aforementioned deed $12,933.41.)

~~Being the same property conveyed [illegible] C. Nat. Trustee [illegible] from Leroy A. Bluing and wife, Fredda F. Bluing of record in Book [illegible], page 728, Register's Office for Davidson County, Tennessee, dated July 26, 1973 and recorded on July 31, 1973 and within the same deed the said H.E. Collins Trustee conveyed his interest in the subject property to Fredda F. Bluing (Value of consideration shown in aforementioned deed $0.00.)~~

Being the same property conveyed to JQR Investments, LLC, a Tennessee Limited Liability Company by Warranty deed from Leroy Alexander Bluing Jr., and Karen Bluing-Osborne of record in Instrument No. 20181102-010108933 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 02, 2018. (Value of consideration shown in aforementioned deed $240,000.00.)

Being also known as 939 Sharpe Ave Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of August, 2019.

JQR Investments, LLC

By: Quixari Ruffin

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be _____ of JQR Investments, LLC, a Tennessee limited liability company the within named bargainor, and that he/she as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as _____.

Witness my hand this 23rd day of August, 2019.

_____
Notary Public

My commission expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

See Attached

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CP-19-939

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On August 22nd 2018 before me, Carlos Manuel Oregon III, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Quixari Ruffin
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CARLOS MANUEL OREGON III
Notary Public - California
Orange County
Commission # 2278003
My Comm. Expires Feb 18, 2023

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Substitute Form W-9 Document Date: 8/22/18
Number of Pages: 3 Signer(s) Other Than Named Above: 0

Capacity(ies) Claimed by Signer(s)

Signer's Name: Quixari Ruffin	Signer's Name:
☒ Corporate Officer — Title(s): Owner	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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