WARRANTY DEED

Karen Johnson Davidson County
Batch# 419254 DEEDWARR
06/18/2020 01:31:16 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20200618-0064399

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-CR-20-1711-1

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JP Investment Group, LLC	**Same as Owner**	**071-05-0-083.00**
(NAME)	(NAME)	
5115 Maryland Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **LISA PHELPS, EXECUTRIX OF THE ESTATE OF MARY L. GUNN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Nos. 283, 284, and 285 of the Map of Brooklyn Heights, as of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Gunn and wife, Mary L. Gunn by Warranty Deed, from Rodney W. Davis d/b/a RWD Construction Company and wife, Deborah Cochran-Davis of record in Book 7624, page 492, Register's Office for Davidson County, Tennessee and by deed from Richard Gunn and wife Mary L. Gunn of record in Book 7574, page 543, for the Register's Office of Davidson County, Tennessee. Richard Gunn died January 19, 1994, leaving Mary L. Gunn as the surviving tenant by the entirety. Mary Lucinda Gunn (being one in the same as Mary L. Gunn) having since died February 18, 2019. Decedent's estate being opened under Docket No. 20P339, in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee (Probate Division) for insolvency. Lisa Phelps, in her capacity as Executrix of the Estate was granted authority to execute deed on behalf of the Estate.

unimproved ☐
This is improved ☒ property, known as **1711 Roger Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37207** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2020 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 332, page 140, said Register's Office.

This conveyance is made following an Order Approving Contract to sell Real Property In The Seventh Circuit Court of Davidson County, Tennessee Probate Division granting Lisa Phelps authority to execute any deed, in her capacity as executrix of the estate.

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 16th day of June 2020.

The Estate of Mary L. Gunn

By: Lisa Phelps, Executrix

Lisa Phelps, Executrix

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lisa Phelps, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the Executrix of the Estate of Mary L. Gunn, the within named bargainor, and that as such Executrix, being authorized so to do by the Order Approving Contract to sell Real Property In The Seventh Circuit Court of Davidson County, Tennessee Probate Division, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by herself as Executrix.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16th day of June 2020.

Pam McBroom
Notary Public

My Commission Expires: 7/9/22

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY