# WARRANTY DEED

Karen Johnson Davidson County
Batch# 433154 DEEDWARR
07/08/2020 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200708-0073977

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$330,000.00~~ .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF JULY 2020.

Notary Public

MY COMMISSION EXPIRES: 11-8-2021
(AFFIX SEAL)

**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 |
|---|---|---|
| **Carrie Taylor** | New Owner | **043-05-0-196.00** |
| (NAME) | (NAME) | |
| **301 Wiley Street** | | **and** |
| (ADDRESS) | (ADDRESS) | **043-05-0-197.00** |
| **Madison, TN 37115** | | |
| (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, **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARRIE TAYLOR, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEES, 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 Nos. 23, 24 and westerly 25 feet of Lot No. 25, on the Plan of Overlook Estates, Block "B", as of record in Plat Book 834, Page 105, Register's Office for Davidson County, Tennessee.

Said Lots 23, 24 and part of 25 front a total of 125 feet to the northerly margin of Wiley Street and extends back between parallel lines 135 feet to a line of the rear measuring 125 feet.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Special Warranty Deed from Nashville Post Office Credit Union, a Tennessee domestic non-profit corporation, dated October 18, 2019, recorded October 22, 2019 of record in Instrument No. 20191022-0108293, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **301 Wiley Street** (House Number) (Street) (P.O. Address) **Madison, TN** (City or Town) **37115** (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 834, page 105, said Register's Office.

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** 6th day of July 2020.

**JP Investment Group, LLC**

**By:** _____
**Johnnie B. Poole, II, Chief Manager**

**ACKNOWLEDGMENT**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Johnnie B. Poole, II, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Chief Manager of JP Investment Group, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, this 6th day of July 2020.

_____
Notary Public

My Commission Expires: 7/9/2022

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212