Karen Johnson Davidson County
Batch# 454093 DEEDQC
08/11/2020 11:53:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200811-0089205

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

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Johnnie Poole, II	Same As Owner	060-02-0-177.00
3612 Dove Creek Road		
Antioch, TN 37013		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that JP Investment Group, LLC, does hereby quitclaim and by these presents does transfer and convey all of our right, title and interest unto Johnnie Poole, II, as his sole and separate property, his 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. 163 on the Plan of Section one Parkwood Estates, of record in Plat Book 2900, Pages 119 and 120, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Richmond Hill Drive, the common front corners of Lot No. 163 and Reserved Tract "A" 105.0 feet to a concrete marker at the common real corners of Lots Nos. 162 and 163, 135.0 feet to a point in the southerly margin of Creekwood Drive thence with said margin of said Creekwood Drive 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet thence around said curve in right arc 39.27 feet to a concrete monument in the westerly margin of Richmond Hill Drive 110.0 feet to the point of beginning.

Being the same property conveyed to JP Investment Group, LLC a Tennessee limited liability company by Warranty Deed from Carrie Mae Floyd, unmarried, dated February 12, 2020, recorded February 14, 2020, of record in Instrument Number 20200214-0017180, Register's Office for Davidson County, Tennessee.

This property is commonly known as 3047 Richmond Hill Drive, Nashville, TN 37207.

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 legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 10th day of August 2020.

JP Investment Group, LLC

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

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 Johnnie B. Poole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be Chief Manager of JP Investment Group, LLC, the bargainor, a Tennessee limited liability company and that he as such Chief Manager, executed the within instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and official seal this the 10th day of August 2020.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
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 10th day of August 2020.

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 7/9/22