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

Karen Johnson Davidson County
Batch# 454093 DEEDQC
08/11/2020 11:53:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200811-0089206

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
Johnnie Poole, II	Same As Owner	059-10-0-279.00
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. 27 on the Plan of Section 7, Haynes Manor of record in Plat Book 6250, Page 292, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JP Investment Group, LLC by Warranty Deed from Veatrice S. Ward, an unmarried woman, dated February 25, 2020, recorded February 28, 2020 of record in Instrument No. 20200228-0022649, Register's Office for Davidson County, Tennessee.

This property is commonly known as 768 Garrison Road, 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

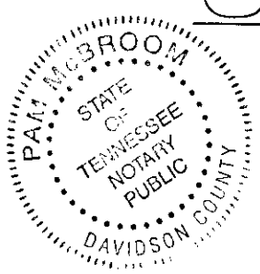
By: _____
Johnnie B. Poole, II, Chief Manager

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
Notary Public



My Commission Expires: 7/9/22

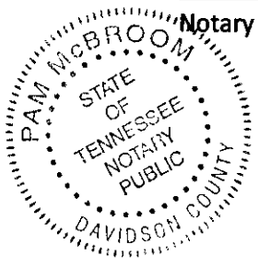
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Hailey M
Affiant

Subscribed and sworn to before me, this 10th day of August 2020.

Pam McBroom
Notary Public



My Commission Expires: 7/9/22