QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 577882 DEEDQC
02/24/2021 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210224-0023309

J-SB-CASH-20-2624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF ~~OCTOBER, 2020~~ February, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
REGENERATION INVESTMENTS, LLC	New Owners	
(NAME)	(NAME)	119-05-0-388.00
142 Lake Wood Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JP INVESTMENT GROUP, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **REGENERATION INVESTMENTS, LLC**, hereinafter called the Grantees, its successors and assigns, that 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. 2 of Block No. 1 on the Plan of Subdivision of Cumberland Nurseries, Block Nos. 1 and 2 of record in Plat Book 161, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 fronts 45 feet on the Easterly side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed JP Investment Group, LLC by deed from Christopher B. Crook, an unmarried man, dated September 23, 2020 and of record in Instrument No. 20200928-0111583, in the Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2624 Foster Ave, Nashville, Tennessee 37210**.

Witness my hand(s) this the 1 day of October, 2020.

JP Investment Group, LLC

BY: _____
Johnnie B. Poole, II
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNIE B. POOLE, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER of JP INVESTMENT GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1 of October, 2020.

_____
Notary Public
My Commission Expires: 1-3-22

(SEAL)



RETURN TO:

Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY