G#34502-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 610795 DEEDWARR
04/08/2021 10:45:36 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20210408-0046803

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 .

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL 2021.

Notary Public

MY COMMISSION EXPIRES: 11/9/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Mekong Development LLC	"New Owner"	**148-8-8.00**
(NAME)	(NAME)	
1134 Beechs Tavern Trail		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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 **MEKONG DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 No. 6 on the Plan of Oakwood Terrace, Section One, of record in Book 4460, pages 54 and 55, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 75 feet on the westerly margin of Artelia Drive and extends back 123.82 feet on the southerly line and 121.78 feet on the northerly line to a line in the rear measuring 60.08 feet thereon.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Warranty Deed from Palestine W. Finn, Jr. and wife, Charlene M. Finn, executed January 21, 2021, recorded January 29, 2021, in Instrument Number 20210129-0013198, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4579 Artelia Drive** **Antioch, TN** **37013**
(House Number) (Street) (P.O. Address) (City or Town) (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) 2021 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 4460, page 54, said Register's Office; (c) Restrictions of record in Book 4559, page 72, 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 07 day of April 2021.

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 07 day of April, 2021.

_____
Notary Public

My Commission Expires: 01/06/2024

HAILEY MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY