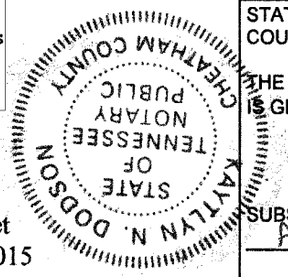
Karen Johnson Davidson County
Batch# 614010 DEEDWARR
04/13/2021 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20210413-0049194



STATE OF Tennessee)
COUNTY OF Cheatham)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Karen Kranz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF April, 20 21.

NOTARY PUBLIC

My Commission expires: 2-5-25

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21040001

Address of New Owner
JP Holdings, LLC
140 Glenrock Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
091-12-0-118.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Carolyn S. Spencer, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **JP Holdings, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 66 and 68 in Block No. 55 of Plan No. 1 of West Nashville as of record in Plan Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the west side of 45th Avenue North and extends back westerly between parallel lines 110 feet to an alley.

Being the same property conveyed to Mattie Lee Price by Warranty Deed from Robert E. Hill, Trustee, dated 08/11/1967 and recorded on 08/18/1967 at Book 4162, Page 728, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert L. Price and wife, Mattie Lee Price, by Quitclaim Deed from Mattie Lee Price dated 04/07/1987 and recorded on 04/10/1987 at Book 7199, Page 467, Register's Office for Davidson County, Tennessee. Robert L. Price having since died on or about 03/24/2012 leaving Mattie Lee Price the surviving tenant by the entirety. Further being part of the same property conveyed to Carolyn S. Spencer by Quitclaim Deed from Mattie Lee Price, retaining a life estate, dated 01/02/2014 and recorded on 01/02/2014 in Instrument No. 20140102-0000470, Register's Office for Davidson County, Tennessee. Mattie Lee Price's life estate terminated upon her death (dod 8-31-2018).

This is property generally located:
611 45th Avenue North, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 57, Pages 74 & 75, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Carolyn S. Spencer** has/have caused this instrument to be executed, this the 12 day of April, 2021.

Carolyn Spencer
by Krista Mitchell, Atty in Fact

Carolyn S. Spencer
By: Krista Mitchell, Atty-in-fact
Instrument No. 202104130048952, **RODCT**

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Krista Mitchell**, Attorney-in-fact, acting on behalf of **Carolyn S. Spencer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in behalf of **Carolyn S. Spencer**, and who acknowledged that she executed the same as the free act and deed of **Carolyn S. Spencer**.

This the 12 day of April, 2021.

My Commission expires: 8/27/22

NOTARY PUBLIC

BRONNER MCCOY LEWIS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TN

COUNTY OF Cheatham

Affidavit

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1) That the preceding document was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2) That the execution is proper and within the scope of the power-or-attorney reference in the instrument.
3) That at the time of execution of said document the Affiant had no knowledge or notice that the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.
4) That at the time of execution of said document/documents there has not been any actions for conservatorship filed against the principal.

Further the Affiant saith not.

References to the singular include the plural, when applicable

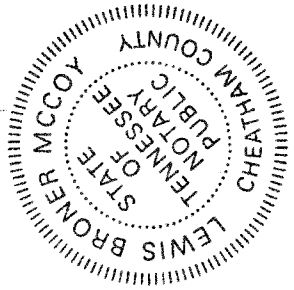
Krista Mitchell

Krista Mitchell
Affiant

Sworn to and subscribed before me this the 12, day of April, 2021.

Notary Public

my commission expires: 8/27/22



True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12th day of April, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY