# WARRANTY DEED

Karen Johnson Davidson County
Batch# 632797 DEEDWARR
05/10/2021 03:46:30 PM 5 pgs
Fees: $28.00 Taxes: $773.30
20210510-0062818

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $209,000.00

Affiant

Subscribed and sworn to before me May 9, 2021

Notary Public

My Commission Expires: 6/4/23

THOMAS N JONES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24613.2021

| NAME AND ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| JP Investment Group LLC<br>3612 Dove Creek Road<br>Antioch, TN 37013 | Same | 162-09-0-080.00 |

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Gladys Cothran, (hereinafter called "Grantor")**, have bargained and sold, and by these presents do transfer and convey unto **JP**

**Investment Group LLC, (hereinafter called "Grantee"),** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee and being Lot No. 29 on the Plan of Hickory View, Section One, as of record in Plat Book 5210, Page 221, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Gladys B. Cothran by Deed dated August 31, 2001 from Wilma J. Cargill, Executrix of the Estate of J. Michael Ford and Wilma J. Cargill as the heir to the Estate of J. Michael Ford and being of record in Instrument Number 20010907-0097400, Register's Office of Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2021 property taxes are a lien but are not yet due and payable and will be the sole responsibility of the Grantee for payment thereof when they become due and payable;
> 2. Any and all building and zoning regulations of the City, County and/or State.
> 3. Restrictive covenants of record in Book 5516, Page 863, said Register's Office.
> 4. Plat of record in Plat Book 5210, Page 221, said Register's Office.
>
> This property is known as improved property located at 5441 Eulala Drive, Nashville, Tennessee 37211.

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, its successors and assigns, forever, and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, ha a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

Executed on this 6th day of May, 2021.

Gladys Cothran

By: William L. Cothran, Jr.
William L. Cothran, Jr.
Attorney in Fact pursuant to
Power of Attorney of record in
Instrument Number 20210415-0050645,
RODC, TN

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared William L. Cothran, Jr., to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Gladys Cothran, and further acknowledged that he executed same as the free act and deed of Gladys Cothran..

Witness my hand this 6th day of May, 2021..

NOTARY PUBLIC

My Commission Expires: 6-10-23

THOMAS N JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, William L. Cothran, Jr., being first duly sworn and having executed the above instrument as attorney-in-fact for Gladys Cothran, the principal, pursuant to a [durable] power of attorney granted to me, hereby state in accordance with Section 34-6-105(c), Tenn. Code Ann., that I did not have at the time of my execution of this above instrument [my exercise of such power] actual knowledge of the termination of such power by revocation or of the principal's death.

Witness my hand this 6th day of May, 2021.

X _____
William L. Cothran, Jr.

Sworn to and subscribed before me this 6th day of May, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 6-10-23



I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

