WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

LAUREN JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 10-17-2021

J-SB-BR-21-4336

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 643261 **DEEDWARR**
05/24/2021 02:46:24 PM 2 pgs
Fees: $13.00 Taxes: $629.00

20210524-0070201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Jose Ayala and Maria Ayala	**New Owner**	
(NAME)	(NAME)	**87-119.00**
1132 White Mountain Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE AYALA AND WIFE, MARIA AYALA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in the Fourth Civil District of Davidson County, Tennessee, and described according to a survey of John D. McCormick on July 28, 1973, as follows:

Beginning at a point on the southern right of way of Central Pike, being the northeast corner of a tract conveyed to Margaret Sullivan Dixon as recorded in Book 4643, Page 719; thence South 1 deg. 30 min. West for a distance of 150.25 feet; thence South 86 deg. 18 min. West for a distance of 60 feet; thence South 1 deg. 04 min. West for a distance of 181.9 feet; thence South 89 deg. 58 min. East, for a distance of 160.0 feet; thence North 1 deg. 17 min. East for a distance of 330.00 feet to a point in the southerly right of way of Central Pike; thence North 86 deg. 25 min. West, along said right of way of Central Pike, 100.0 feet to the point of beginning, containing 1.02 acres, more or less.

Being the same property conveyed to JP Investment Group LLC, a Tennessee limited liability company, by Warranty Deed from Marvin J. Layne, Trustee and Wilda J. Layne, Trustees of the Marvin J. and Wilda J. Layne Revocable Living Trust recorded January 20, 2021 in Instrument No. 20210120-0008789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

• Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

• Subject to 2021 property taxes and all subsequent years.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4336 Central Pike, Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF MAY, 2021.

JP Investment Group LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of JP INVESTMENT GROUP LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of May, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212