WARRANTY DEED

Karen Johnson Davidson County
Batch# 668209 DEEDWARR
06/30/2021 09:50:57 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20210630-0088551

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE 2021.

Notary Public

MY COMMISSION EXPIRES: 3-10-2024

(AFFIX SEAL)

KATHLEEN DOTSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
JP Investment Group, LLC	**Same as Owner**	**150-08-0-062.00**
(NAME)	(NAME)	
3620 Dove Creek Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **LISA MICHELLE CHATMAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 498 on the Plan of Section Five, Towne Village of The Country, of record in Plat Book 6250, Pages 783 and 784, amended in Book 7184, Page 652, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Michelle Chatman, married by Warranty Deed from Brian Davis and wife, Paige Davis, dated April 3, 2000 and recorded April 11, 2000 of record in Instrument No. 20000411-0036632, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3508 Country Way Road** (House Number) (Street) (P.O. Address) **Antioch, TN** (City or Town) **37013** (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 and (b) all matters appearing on the plan of record in Plat Book 6250, pages 783 and 784 and amended in Book 7184, page 652, 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 28 day of June 2021.

Lisa Michelle Chatman

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF POLK

Personally appeared before me, the undersigned, of said County, Lisa Michelle Chatman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Suntrust, Polk, Florida this 28 day of June 2021.

Commission expires: Sept 21, 2024

LESLIE L HARPER
Notary Public - State of Florida
Commission # HH 044941
My Comm. Expires Sep 21, 2024
Bonded through National Notary Assn.

Notary Public