Karen Johnson Davidson County
Batch# 749217 DEEDQC
11/04/2021 10:48:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211104-0147564

This Instrument Prepared By and Return To:
The Closing Company Title & Escrow, LLC
8005 Church St. E, Ste 219
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map & Parcel Numbers:
JP Investment Group LLC &	Same As Owner	059-12-0-038.00
ARA Investment Group LLC		
5115 Maryland Way		
Brentwood, TN 37027		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that JP Investment Group LLC, a Tennessee limited liability company, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest unto JP Investment Group LLC, a Tennessee limited liability company, a 50% undivided interest and ARA Investment Group LLC, a Tennessee limited liability, a 50% undivided interest, their successors and assigns, in and to the following tracts of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee being Lot No. 65 on the Plan of Section One, Highland Trace Subdivision of record in Plat Book 5200, page 580, and corrected by a Surveyor's Certificate of Correction of record in Book 6149, page 817, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to JP Investment Group LLC, a Tennessee limited liability company by Warranty Deed from Victor D. Flowers and wife, Renita N. Flowers, executed November 27, 2019 and recorded December 3, 2019 as Instrument No. 20191203-0124360, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. This instrument was prepared based on information provided by the parties, no title search nor legal advice has been given in the preparation of this document.

IN WITNESS WHEREOF, I have hereunto set my hand on this 2nd day of November 2021.

JP Investment Group LLC

By: _____
Johnnie B. Poole, II, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnnie B. Poole, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be Chief Manager of JP Investment Group LLC, the bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the within instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and official seal this the 2nd day of November 2021.

Notary Public

My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 2nd day of November 2021.

Notary Public

My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY