WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 02/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02/09/2024

BS-TRA-21-438

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Kim Hanley	New Owner	
(NAME)	(NAME)	**060-13-0-044.00**
488 Lemont Drive H172		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 **KIM HANLEY, UNMARRIED,** 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 in the 12th Civil District of Davidson County, Tennessee, being Lot No. 26 on the Plan of J. B. Haynie's Dubley Belle Plan of record in Plat Book 57, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26 fronts 50 feet on the Southerly Side of Haynie Avenue and Extends Back between Parallel lines 150 feet to an Alley which measure 50 feet thereon.

Being the same property conveyed to Jeffrey Martin by Warranty deed from Dewayne Maxon and wife, Bernice Maxon of record in Instrument No. 20000828008484 8, Register's Office for Davidson County, Tennessee, dated August 04, 2000 and recorded on August 28, 2000. (Value or consideration shown in aforementioned deed $44,400.00.)

Being the same property conveyed to Jeffrey B. Martin and Laura J. Martin, husband and wife by deed from Jeffrey B. Martin, married of record in Instrument No. 20031229-0183263 Register's Office for Davidson County, Tennessee, dated December 04, 2003 and recorded on December 29, 2003. (Value of consideration shown in aforementioned deed $0.00.)

Jeffrey B. Martin have been deceased and Laura J. Martin is the Surviving tenant.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Warranty deed from Laura J. Martin, single of record in Instrument No. 20210816-0110444 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 16, 2021. (Value of consideration shown in aforementioned deed $92,000.00.) Being also known as 438 Haynie Avenue Nashville, Tennessee 37207.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 167, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7911, Page 330, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **438 Haynie Avenue, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 781786 **DEEDWARR**
12/30/2021 10:31:38 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20211230-0171709

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 28 DAY OF DECEMBER, 2021.

JP Investment Group, LLC, a Tennessee limited liability company

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 28th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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