WARRANTY DEED

Karen Johnson Davidson County
Batch# 799411 DEEDWARR
02/02/2022 02:05:24 PM 2 pgs
Fees: $13.00 Taxes: $111.00

20220202-0012475

BS-DTN-22-125

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

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)
JP Investment Group, LLC	**New Owner**	
(NAME)	(NAME)	**043-16-0-068-00**
125 Queen Ann Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-4223		
(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, **WILLIAM B. YOUNG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Davidson County, Tennessee, being lot No. 17 on the Plan of Kingsway Green Subdivision, of record in Plat Book 3842, Page 227, 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 William B. Young by Deed from Berqie L. Grodecki, unmarried of record in Book 10022, Page 578, Register's Office for Davidson County, Tennessee, dated April 09, 1996 and recorded on April 22, 1996.

Being the same property conveyed to Bernice Walls by Quitclaim Deed from William B. Young, unmarried, of record in Instrument No. 20101223-0101992 Register's Office for Davidson County, Tennessee, dated December 16, 2010 and recorded on December 23, 2010.

Bernice Walls became deceased June 20, 2015. Affidavit of Heirship recorded in Instrument No20160512-0047464, said register's office. Judgement recorded in Instrument No. 20220121-0008232, said register's office.

Being the same property conveyed to William B. Young by Quitclaim Deed from Laurie Ruth Dial of record in Instrument No. 20160512-0047465 Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on May 12, 2016.

Being the same property conveyed to William B. Young by Quitclaim Deed from Debbie Jean Garrison of record in Instrument No. 20160608-0057897 Register's Office for Davidson County, Tennessee, dated May 24, 2016 and recorded on June 08, 2016.

Default Judgment filed of record in Instrument No. 20220121-0008232, Register's Office for Davidson County, Tennessee, vesting William B. Young as the sole owner of the subject property.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 227, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4280, Page 68, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **125 Queen Ann Drive, Madison, Tennessee 37115-4223**.

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 31st DAY OF JANUARY, 2022.

x _____
William B. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM B. YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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