WARRANTY DEED

Karen Johnson Davidson County
Batch# 904353 DEEDWARR
08/17/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220817-0093117

J-WLFT-22-1660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Kirsten Vivar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF AUGUST, 2022.

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 5-7-2024
(AFFIX SEAL)

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

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)
Portico 3, LLC	**Picket Realty Services** **Attn:Shaun O'Connor**	
(NAME) **Attn: Shaun O' Connor** **318 First Ave S Suite 130**	(NAME) **318 First Ave S. Suite 310**	**042-08-0-157.00**
(ADDRESS) **Seattle, WA 98104**	(ADDRESS) **Seattle, WA 98104**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PORTICO 3, LLC, A DELAWARE 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. 39 on the Plan of Heritage View Subdivision, Section Two of record in Plat Book 7900, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JP Investment Group, LLC by Warranty deed from Latanya S. Newsom, an unmarried woman of record in Instrument No. 20191226-0133361 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 26, 2019.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 37, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8076, Page 147 and Book 8592, Page 433, Register's Office for Davidson County, Tennessee
- Sanitary Sewer Easement of record in Book 7814, Page 344, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8204, Page 210; Book 8855, Page 645 and Book 8855, Page 670, in the Register's Office for Davidson County, Tennessee.
- Deed of Dedication of record in Book 8192, Page 229, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way of record in Book 1939, Page 555, 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: **1660 Liberty Hill Drive, Madison, Tennessee 37115**.

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 17th DAY OF AUGUST, 2022.

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 17th of August, 2022.

_____
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

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18417-DS

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 08/17/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/17/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of August, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

