Karen Johnson Davidson County
Batch# 938467 DEEDWARR
11/07/2022 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20221107-0119490

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2022

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Khanh C. Chau and Kelly Chau	NEW OWNER	090-12-3B-002.00-CO
(NAME)	(NAME)	
6318 Edsel Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JP Holding LLC, a Tennessee Limited Liabilty Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Khanh C. Chau and Kelly Chau, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B on the plan of 6316 Edsel Drive Homes, a Horizontal Property Regime, with Private Elements of record in Instrument No. 20210607-0075843 as amended in Instrument No. 20221005-0109654, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to JP Holding LLC, a Tennessee Limited Liabilty Company by deed dated April 22, 2021 from William J. Weber and wife, Sheila M. Weber of record in Instrument No. 20210426-0055546, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6318 Edsel Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 4th day of November, 2022.

JP Holding LLC, a Tennessee Limited Liabilty Company

By: _____

Mark Pearce Freeman, Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mark Pearce Freeman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of JP Holding LLC, a Tennessee Limited Liabilty Company and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 4th day of November, 2022.

_____

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-Chau

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on November 7, 2022 (date of document).

Affiant Signature

November 7, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of November, 2022

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023