BOX 10-A

Karen Johnson Davidson County
Batch# 959010 DEEDQC
01/09/2023 09:28:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230109-0001557

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
JP Investment Group, LLC 5115 Maryland Way Brentwood, TN 37027	New Owner	083031O00100CO 083031O00200CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid We, **R & J Holding, LLC** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **JP INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Units A & B on the Plan of Twentyone-Nine Carter Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220617-0069845, 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 R & J Holding LLC, a Tennessee limited liability company by Warranty Deed from Francis W. Jones, married, dated May 5, 2022 and recorded May 11, 2022, of record in Instrument No. 20220511-0053542, Register's Office of Davidson County, Tennessee.

Being also known as 2109 Carter Ave., Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 30th day of December, 2022

R & J Holding, LLC
A Tennessee limited liability company

BY:
Johnnie Poole, II, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Johnnie Poole II, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Representative of R & J Holding, LLC, the within named bargainor, a limited liability company, and that he as Authorized Representative executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Representative.

Witness my hand and official seal this 30th day of December, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public