WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012249 **DEEDWARR**
06/07/2023 10 30 53 AM 2 pgs
Fees $13 00 Taxes $592 00

20230607-0043172

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **160,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **1st day of June, 2023**

Notary Public

MY COMMISSION EXPIRES 7/9/24
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JP Investment Group, LLC, a Tennessee limited liability company	New Owner	80-8-46 00
3212 Crowe Drive	5115 Maryland Way	
Nashville, TN 37218	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Debra D. Curry Moore, Albert Lee Curry, Jr. , Victor Antonio Curry and Anjeanette Guinn as the only Heirs-at-law of Josephine Guinn, deceased,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***JP Investment Group, LLC, a Tennessee limited liability company,*** 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·

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address 3212 Crowe Drive, Nashville, Nashville, TN 37218. Said property is being described as follows

LAND in Davidson County, Tennesee, geing Lot No. 251 in Bordeaux Garden Subdivision, Section 1, a plan of which is of record in Book 3300, page 91 in the Register's Office for said County

Said Lot No 251 fronts 56 85 feet on the easterly margin of Crowe Drive and runs back between lines, the northerly line being 122 74 feet and the southerly line being 121.41 feet to a line in the rear measuring 57 08 feet thereon

Being the same property conveyed to Josephine Guinn by Warranty Deed from Gloria Guinn, being one and the same person as Gloria Gwinn, a single person dated 08/28/1985 and filed for record on 09/05/1985 of record in Book 6648, page 50, said Register's Office for said County The said Josephine Guinn died 10/29/2012, Josephine Guinn had two children, one daughter Gloria Guinn who predeceased her on 11/26/1997 and one Son, Herschel Guinn, who died on March 21, 2023 The said Gloria Guinn left three surviving children, Debra D Curry Moore, Albert Lee Curry, Jr and Victor Antonio Curry The said Herschel Guinn since died as of March 21, 2023, and said decedent was survived by his spouse, Anjeanette Guinn. See supporting Affidavit of Heirship for Josephine Guinn dated May 9, 2023 ,filed for record on 6/7/23, from Hixie W. Waters, as Affiant, in Instrument Number 20230607-0043170 and Affidavit of Heirship for Josephine Guinn dated May 15, 2023, filed for record on 6/7/23, from Virginia L Easley, as Affiant, in Instrument Number 20230607-0043171 and Affidavit of Heirship for Herschel Guinn dated June 1, 2023, filed for record 6/7/23, from Debra D Curry Moore, Affiant, in Instrument Number 20230607-0043169, all in the Register's Office of Davidson County, Tennessee..

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is Unimproved ( )
Improved (xx) Property, known as **3212 Crowe Drive, Nashville, TN 37218**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands on the day and date acknowledged below

Debra D. Curry Moore
Debra D Curry Moore

Albert Lee Curry, Jr.
Albert Lee Curry, Jr

Victor Antonio Curry
Victor Antonio Curry

Anjeanette Guinn
Anjeanette Guinn

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 31st day of May, 2023

Commission Expires: 2/26/24

Notary Public

DIANNE M CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 1st day of June, 2023.

Commission Expires. 2/26/24

Notary Public

DIANNE M CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 1st day of June, 2023

Commission Expires 2/26/24

Notary Public

DIANNE M CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 1st day of June, 2023

Commission Expires: 2/26/24

Notary Public

DIANNE M CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-LE-23-3212